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Community Development Department

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MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, July 2, 2014, 9:00 A.M.

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman, Bob Scott called the meeting to order at 9:00 a.m.

2. Roll Call

Bob Scott, Chairman - Present
Ron Gunter, Mayor - Present
Susann Senicka, Trustee - Present
Bruce Barker, Trustee - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Jamie Reilly, School Representative - Absent
Kevin Carey, School Representative - Present
Frank Brady, Business/Resident Representative - Present
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Present
Larry Kaufman, Director of Fire Prevention Bureau - Present
Steve May, Public Works Director - Present
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Absent
Thomas Mulhearn, Police Chief - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Larry McIntyre - Present
Tom Schultz - Fire Department
Karen Remkus, Administrative Assistant - Absent

3. Pledge of Allegiance

4. Minutes

The Minutes from the June 4, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

6. New Business

A. Tanya Griffin - Green Healing LLC would like to open a medical cannabis dispensary at 722 Burr Oak Drive. The Illinois Compassionate Use of Medical Cannabis Pilot Program Act was passed July 17, 2013. It is a 4 year pilot program with a sunset clause which will end in 2018. It names 38 debilitating diseases that a card can be applied for by patients, such as cancer, AIDS, and glaucoma. In Cook County and the collar communities, there are 7,000 chronically ill patients. This will be a very competitive business and the applicants have experience with home health care, skilled and unskilled, working with chronically ill patients, and this is where they will make a difference.

This will be a very strict program where a medical card would be necessary to get into the program. A person must have a bona fide relationship with a physician familiar with two years of that person's medical history. They would receive a certification from the physician. There is a 30 - 45 day waiting period when applying for the card. The Board would not have to allow for recreational use. They could insure that there would be no recreational use.

Illinois has extremely strict rules. Rules set by the State of Illinois regulate the dispensary and it must be 1,000 feet from a school, daycare, or preschool. The reason you see it moving so quickly is that children with seizures are helped dramatically. They may go from 300 seizures down to 1 seizure a week by putting the liquid under the child's tongue. Bill 2636 has allowed these children to have access.

Various components of the cannabis plant are tested to see which are more effective for different diseases. Each disease will get a different strain. The cost on the street is \$300 - \$400 an ounce. Insurance does not cover medical cannabis. It is strictly cash sales. These prices will have to come in at street prices. Street marijuana will not have the same benefits. They get the 7% THC from the outside of the bud.

With body pain, it relieves some of the pain. Veterans will be exempt from the process and can get the card through the VA. Vets coming home with Post Traumatic Stress Syndrome and other injuries are getting bags of narcotics and this could be a good alternative to narcotics.

Canada has gone into this full force. The Mexican cartel has gone into heroin and meth instead. Cannabis is getting less expensive.

The pilot program will allow 60 dispensaries in the state of Illinois with Cook County getting 11

and DuPage County getting 3. Cook County may not get 11 because of the rule from the State that requires the dispensary be 1,000 feet from a school which is enormous in the city. LaGrange would allow a dispensary in an industrial area. Elmhurst and Brookfield put up a moratorium. Downers Grove passed an ordinance not allowing it. If a town is not accepting of this use, it makes it very difficult to get approval for a dispensary.

A question was raised about why haven't the medical doctors and pharmacies accepted medical marijuana? This is new to everyone. The costs will be high and it will become proprietary.

In Denver, Colorado, there are 600,000 people with 13 million people here in Illinois. They have had \$135 million in tax revenue and 25% of that is going to schools.

The applicants are considering a building owned by Ty Warner in an industrial area, which they feel is the only truly viable space in Westmont. It would have good traffic flow. The School Association for Special Education in DuPage County (SASED) has a transitional program at the property at 825 North Cass, to the west. The applicant checked into this and stated that SASED is considered a transitional program and should not be considered a school, so this space could work.

Some background: A patient joins a dispensary and they could come from Hinsdale, Oak Brook and Oakbrook Terrace, Countryside, etc. Oakbrook Terrace wants a dispensary but can't find the space. Burr Ridge pushed it back to an industrial area. In Illinois it will be \$100 a card and a caregiver can get the medical card in behalf of someone. A patient would get 2 1/2 oz. every 2 weeks. Many physicians won't have the knowledge of this. The Budtender Council will track it and patients can join a study.

The applicants would get involved in the community with an outreach program and they would give epipens to first responders for heroin overdoses.

The applicant doesn't know how the State will divvy up the tax. Chicago's Mayor will want to get a piece of the pie. Hopefully, some of the money will go to the municipalities as there is an annual registration fee.

Are there any dispensaries open? The law passed in August 2013 and was open for a first and second round of public opinion that are 45 days each. There will be a small window in August for applications. Best case scenario, it would be next spring for the dispensary opening. Cultivation will take 4 months to grow it. There are no cultivation centers in Illinois and it would be seven months out for cultivation. The applicant has partnered with growers in Colorado and Green Solutions will have the very best products.

Hours would be 9:00 - 7:00 p.m., Monday - Saturday and shorter hours on Sunday. There will be 6 - 24 visits a day and later 8 - 32 visits a day. There would be a reception area and a budtender will come out to get the patient. A person can transfer to another location. The state will accept 12,000 patients in the first round.

Comments -

It is pure economics. What is the positive for Westmont besides supplying cannabis to the public?

Patti Bellock was an opponent to this.

Would a person pay the same at each center or would it be open as far as price?

The cannabis could not be used in public and has to be sealed in the car. It could be infused in food.

Is it possible to have a card for concealed carry as well as a card for cannabis?

The State of Illinois is in dire straits and would tax it heavily and may not share the tax.

The State has passed approvals for medical marijuana and other locations will get a dispensary even if the Village doesn't pass it. There will a lot of profit.

Pharmaceuticals will jump on this.

Other towns are getting their zoning in place for this. Medical marijuana sales will likely happen, if not here, in another town.

The Superintendent of Schools was not in favor of the proposal.

Kids can get drugs if they want them and some adults will purchase it for minors.

The SASED staff considers the facility to be a school and not to be looked at as an adult facility but a transitional facility for 18 - 22 years of age SASED is a school and has to answer to the Regional Office of Education.

The Committee requested to see a legal opinion regarding SASED.

Green Healing is going to the Planning and Zoning Committee for Special Use review.

Cannabis is not a cure; it makes the patient more comfortable.

A Motion was made that the Economic Development Committee recommends the Mayor endorse it with a raise of hands. Motion did not pass.

B. Downtown Facade Grant update - Staff has had difficulty getting a quorum together for a meeting by the Downtown Development Grant Committee. The Committee reviews facade improvements and awnings. The staff is working on some guidelines. The life safety and facade are one package but the mayor wanted expertise on the architectural design. The Board has the final authority to approve the grants. There is an annual budget for each of the grants.

Staff is also discussing whether the Life Safety portion of the Grant should be just for life safety or can it be for other improvements inside the building that could possibly fall under life safety beside Fire Alarms. Staff is working on the guidelines.

Comments -

The EDC was comfortable with having staff reviewing the applications, and if something comes up out of the ordinary, then bring it to the Economic Development Committee to review. Staff presently handles the Life Safety portion of the grant. All the grants can be recapped with the Committee.

The members of the Facade Committee could join the Economic Development Committee. They are very knowledgeable on facade.

Motion was made to eliminate the Downtown Development Grant Committee. It passed.

C. Main Street Design Guidelines Review - It was discussed whether the Guidelines need to be updated. It was determined that the old Guidelines were still pertinent today.

7. Other Information

A. Updates -

The Standard Market Barbeque is now open and will have traditional signage.

Chief Mulhearn gave a positive review of the Citrus Diner at last month's meeting.

Blue Beaker (yarn and gift store) has opened the Norfolk and Cass Avenue at the southwest corner across from the bank.

Mariano's is finishing up the final engineering and going for plat approval.

Great Lakes Auto Repair is applying for a Business License.

Urban Legend Brewery is expanding their space.

Standard Market is holding off on the brewery expansion for now.

They will be tearing down Wendy's this fall and a new building is to be built.

Ron Searl - Staff had a presentation regarding 200 E. Quincy Street. The Realtor met with staff on this property as the property has split zoning. It could be converted to a parking lot. Kim Nicoll looked into how many spaces we could get and determined it would be 60 parking spaces. This would help the Westmont Center. The current owners are looking into this as a partnership with us. Revenue would be made renting out the spaces for commuter parking or the Westmont Auto Mile Group. It could be additional parking for the downtown. It would be a public/private partnership with us. Staff doesn't know if grant money can be obtained for this or if the Village needs it - staff is looking for the Board members' reaction to this.

A motion was made to take it to staff and check with agencies. Motion passed.

The property may look more attractive if it is cleaned up.

8. Adjourn The meeting was adjourned at 9:55 a.m.