

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: October 28, 2014 (B of T) Date: November 6, 2014

TITLE: PC 14-32: 510 E. 22nd Street (MMRE) – Conditional Use for a medical cannabis dispensary

SUBMITTED BY: Department of Community Development *WSE*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.412 (C) of the Village of Lombard Zoning Ordinance to allow for a medical cannabis dispensing organization within the O Office Zoning District. (DISTRICT #3)

The Plan Commission recommended approval of this petition by a vote of 4-2.

Please place this item under separate action.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: November 6, 2014

SUBJECT: PC 14-32: 510 E 22nd Street (MMRE LLC)

Please find the following items for Village Board consideration as part of the November 6, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-32;
3. Plans associated with the petition; and
4. An Ordinance granting a conditional use, pursuant to Section 155.412 (C) of the Lombard Zoning Ordinance, to allow for a medical cannabis dispensing organization within the O Office Zoning District.
5. Subsequent correspondence received by the Village between October 20 and 29 relative to the petition.

The Plan Commission recommended approval of this petition on October 20, 2014 by a vote of 4-2. Please place this petition on the November 6, 2014 Board of Trustees agenda.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

November 6, 2014

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 14-32; 510 E. 22nd Street (MMRE) – Conditional Use for a medical cannabis dispensary

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.412 (C) of the Village of Lombard Zoning Ordinance to allow for a medical cannabis dispensing organization within the O Office Zoning District.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioner Sean Daly 510 E 22nd Street, Lombard IL on behalf of MMRE LLC.

Mr. Daly began by stating that on January 1, 2014 the Compassionate Use of Medical Cannabis Pilot Program Act went into effect. This law permits the legal sale of medical cannabis to patients approved for use. The patients are those who are diagnosed with one of the forty (40) illnesses identified in the Act. The Act allows for the licensure of twenty-two (22) cultivation centers and up to sixty (60) dispensaries to be established in Illinois. In District 22, DuPage County, three (3) dispensary licenses will be approved. The Act allows a medical card holder to obtain a maximum of 2.5 ounces of medical cannabis every fourteen (14) days. The distribution of the medical cannabis can be in flower form, edibles, topical or tincture.

Patients of the facility are to follow the proper legal protocol to take

part in a program the State of Illinois has identified as an appropriate medical treatment regimen. This facility and the products offered are for the treatment of qualified patients with a diagnosed medical condition. Only medical card holding patients who have applied to the State with a doctor's recommendation will be allowed into the facility.

Mr. Daly said they equate their use to a medical office or pharmacy with regard to patient profile and volume. Their proposed dispensary location is at 510 E. 22nd Street. The location is immediately north of the Yorktown Mall and readily accessible by multiple Pace bus routes. It is an existing office building with ample parking. There are existing trees providing screening to the west along Fairfield Avenue and there is dense vegetation along the parking field providing significant screening to the north residential area. The subject property is a single story office building, approximately 2,500 square feet, and ADA accessible. There will be two (2) ADA parking spaces west of the front entrance.

The front vestibule will serve as a man trap. This system is where the front door locks before the entry to the actual dispensary opens. The man trap will be used to verify patient identification and confirm they are a qualified card holding patient. The man trap will allow the front desk receptionist to manage the flow of traffic so not more than one person is granted entry at a time. There are three (3) consultation kiosks. The actual dispensation of the medical cannabis takes place behind a bullet resistant glass panel. The medical cannabis is stored in a vault. There will be a TL 30 safe on site for cash. The underground parking structure will be used for deliveries, and they, along with the building owner, will have the only access to the underground parking.

The dispensary will be monitored constantly. There will be a minimum of two (2) employees at a time. The planned hours are Monday through Thursday from 9 am to 6 pm; Friday and Saturday from 9 am to 8 pm; and Sunday from 9 am to 3 pm. MMRE has engaged Streamwise as their security consultant. MMRE will donate 5% of their net operating profits to charity.

Mona Blankshain, 450 E. 22nd Street stated she is not in agreement and thinks it will bring down the property values, as a building owner next door. She doesn't think it belongs in the office park.

Gina Knight, 450 E. 22nd Street said she is against the dispensary. She handles the leasing and management of the building next door. She is concerned about safety. She said the thought of bullet proof glass brings unwanted traffic. She is concerned with tenants not wanting to renew their lease.

William Potocek, 515 Rosebud Drive South said he agreed about the previous comments. There is a school bus that stops within two hundred (200) feet of that location.

Ann Lipira, 508 E. Fairfield Court said she is a registered nurse and is not opposed to medical cannabis. She is the representative for her homeowners association. Safety is a huge concern and she doesn't think this was the right location and the industrial park would be a better choice.

JR Michalowski, 506 S. Rosebud Drive said there are better suited areas for the dispensary. The

hospital would be better suited. He said he used to live in Colorado and doesn't want the community to turn out the same way.

Terry Ross, 517 Rosebud Drive South in the Abbey Woods Townhomes said the kids get on or off the bus several times a day. He said he understands there are laws but this should be in an industrial area or near a hospital.

James Thompson said he is opposed to the site of the dispensary. He explained he is sympathetic to people who need treatment and that his wife has glaucoma and one day she need treatment. He didn't think the dispensary is in the right location and that it would be better suited in the industrial park. He is also concerned about the safety of the community.

Calvin Walstra said he is concerned about the traffic the dispensary would bring. He said that corner is a very busy traffic corner. He asked if the Plan Commission would consider the traffic that would develop.

Chairperson Ryan asked if any other person would like to speak in favor or against this petition, or for public comment.

Chairperson Ryan asked if Mr. Daly would like to reply to the questions. Mr. Daly replied that he didn't think security would be an issue. He referenced the list of medical conditions and didn't think that these are people who would pose a threat. He said Colorado has seen a drop in crime and has had a benefit of tax revenue. All the patients must be finger printed. The location was chosen because of the zoning set forth by the Village of Lombard. He foresees their use very similar to the dentist office who previously occupied the office building.

Chairperson Ryan asked Mr. Daly about the security. Mr. Daly replied that the customers are local residents. It would be very difficult to break in. He said if someone tried to break in there would be a rapid response.

Richard Jackell said he takes this as joke. He said there is a link between marijuana and crime. He thinks it needs to put in a different location.

Joseph Scalarie said he understands the law but it was too close to their front door. He asked if the law allowed a dispensary close to residential. Mr. Daly said that State law doesn't speak to proximately to residential. It cannot be located in an area zoned residential.

Ms. Gina Knight disagreed with the petitioner and said the property values will go down. She said the police officers from the Village of Lombard will have more demands put on them.

Mrs. Thompson asked what happens when marijuana becomes legal such as in Colorado. Mr. Daley said they would need to reapply for a State license. He said there would be no change to his business. She asked what happens when a school needs to expand or a new school is built. Chairperson Ryan said that will be dealt with at that time.

A gentleman asked why the petitioner chose this location. Chairperson Ryan said the law states an office location is needed.

William Potocek asked about the safety about the person walking out of the dispensary with their products. Mr. Daly explained there will be security cameras and security personnel onsite. They will be able to escort patients to their car. He mentioned other businesses where people leave with valuables. He doesn't think this is a high crime area.

Terry Ross asked how you verify the patient is the cardholder. Mr. Daly said the card has their picture on it. It is a State issued ID card with their name and personal information. The front desk will ask for the medical ID card along with the driver's license.

Chairperson Ryan asked for the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. In addition, she presented two emails by Village residents received after the IDRC report was distributed. The emails have concerns that the proposed facility is too close to schools and residents. As the petitioner stated on January 1, 2014 the Compassionate Use of Medical Cannabis Pilot Program Act went into effect. It will allow up to sixty (60) dispensaries throughout the State with three (3) in DuPage County. The Act states that no units of local government, such as the Village of Lombard, may regulate registered medical cannabis organizations other as provided for in this Act and may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis authorized by the Act. Staff met with numerous interested parties and only one petitioner applied for a conditional use permit. The petitioner is requesting approval of a conditional use permit for a medical cannabis dispensary in the O – office zoning district. Staff sent the interdepartmental review memo to other departments and they did not have any comments or concerns. The Comprehensive Plan recommends office which does match the site's existing zoning. The subject property is consistent with the Comprehensive Plan. There are homes to the north of the property and a landscape screening to buffer the homes. This will need to be maintained. The property is also surrounded by other medical and office uses. Dispensaries may not be located within 1,000 feet of the property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, day care home, group day care home, or part day child care facility. The Act does not establish buffer requirements for dispensaries relative to residential areas. The State Act prohibits dispensaries in areas zoned residential. In 2013, the Plan Commission and Village Board of Trustees heard a text amendment case regarding medical cannabis dispensaries which led to the passing of Ordinance 6896. There was earlier public comment asking why this isn't in an industrial area or somewhere else. Ordinance 6896 allows for this use as a conditional use in the O – office district. Staff felt this was the most appropriate zoning district for this use. Staff likened this use to other medical and dental offices, many of which are located in the four buildings at the proposed site. Staff finds the proposed use meets the standards for a conditional use. The site is accessed by two points along Fairfield Avenue. The parking lot is shared between the employees and visitors of all four office buildings. Staff did receive correspondence regarding traffic and an additional light. After speaking with the petitioner, staff does not believe the anticipated trip generation and traffic patterns would change

significantly that in it of itself would warrant a traffic light. Staff did meet with the Police Department and would like to submit into the public record an email from the Police Department noting based on their meeting with the Community Development Department that the Police Department does not feel the need or have plans in the future for increased or additional staff. As noted, the site will be monitored constantly by the Illinois State Police Department cameras.

Chairperson Ryan opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked to clarify the issue of police presence and if the State Police would be onsite. Mr. Daly said the Illinois State Police will be monitoring the facility, but will not have a physical presence on site.

Commissioner Olbrysh asked if MMRE was a Colorado based firm. Mr. Daly said it is Illinois based. Streamwise was hired as a consultant and they are based in Colorado. MMRE and all its partners are Illinois residents. Commissioner Olbrysh asked if similar issues from Colorado may come up in Illinois such as safety and location. Mr. Daly said he talked with dispensary owners in Colorado and none had security issues. He mentioned an incident from Colorado where an individual tried to enter the dispensary and could not through the man trap door.

Commissioner Burke said the State did not regulate distance to residential and when Lombard reviewed the ordinance we did not either. Lombard restricted it to the office district. He said he is concerned about the distance of the office building to residential property and the bus stop when there is other office property in the Village at a greater distance from residents.

Commissioner Cooper said the location is an issue, being surrounded by residential on two sides. She referenced the previous discussions on this being like another medical use. She stated that since this is a new use in Illinois the Plan Commission should be more cautious since the proposed use is approximately two hundred and fifty (250) feet from residents. She stated her personal experience says it is not sufficient.

Commissioner Flint said that Walgreens in is downtown Lombard, near residential, and the former Walgreens on South Main Street was in a residential area. He said he empathized with the residents. Chairperson Ryan said many other office uses are surrounded by residential areas. Chairman Ryan referenced the text amendment and how this use ties in with other medical uses.

Commissioner Olbrysh referenced a Chicago Sun-Times article on medical cannabis which stated there were over six thousand (6,000) people who applied for a medical cannabis ID card. The article said this could be a \$1 billion dollar industry. He asked the petitioner what the price of medical cannabis would be. Mr. Daly said that 6,000 patients isn't enough for a \$1 billion dollar industry. Mr. Daly said twenty percent (20%) of those patients have been accepted since many of the applications weren't complete. He said the price will depend on the cultivation centers. In Colorado it ranges from \$100 to \$400 an ounce.

Commissioner Sweetser said she was imagining the dispensary being open and walking through a day when patients come in, due to their medical conditions they probably wouldn't be a danger

to others. She said a danger could be from a patient leaving with cannabis, but the petitioner said security escorts are available, or that an individual would want access to the dispensary. She asked the petitioner to comment on that aspect. Mr. Daly said he believes there is a low instance of people being attacked or held up due to his conversations with Colorado dispensary owners. He said the inventory would be low since they would get inventory approximately every two days and that cash would be picked up daily.

Commissioner Olbrysh asked how Lombard was selected. Mr. Daly said he looked at maps to locate near highways, public transit, and population centers. He looked for a safe investment, low crime, and good demographics.

Commissioner Cooper asked why this was made a conditional use. Ms. Ganser said it was so a public hearing would take place and the cases can be heard on a case by case basis.

On a motion by Commissioner Cooper, and a second by Commissioner Burke, the Plan Commission voted 2-4 that the Village Board deny the petition associated with PC 14-32. The motion failed since it did not obtain the required four votes.

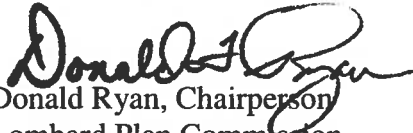
On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 4-2 that the Village Board approve the petition associated with PC 14-32, subject to the following seven (7) conditions:

1. That this relief is limited to the operation of a medical cannabis dispensary only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the medical cannabis dispensary establishment is not established by said date, this relief shall be deemed null and void;
5. That the applicant shall receive be in good standing at all times a valid State issued license for a registered medical cannabis dispensary, and be in compliance with all rules and regulations as established by the Compassionate Use of Medical Cannabis Pilot Program Act and Department of Finance and Professional Regulation administrative rules found at Title 68, Part 1290 of the Illinois Administrative Code;
6. There shall be no exterior wall signs, outdoor displays, or attention getting devices on the premises, including temporary signs; and

7. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

MMRE LLC – 510 E. 22nd STREET

October 20, 2014

Title

PC 14-32

Petitioner

MMRE, LLC

Sean Daly

2803 Butterfield Rd, Suite 300

Oak Brook, IL 60523

Property Owner

Samcor of Illinois, LLC

510 E. 22nd Street

Lombard, IL 60148

Property Location

510 E. 22nd Street

(06-20-418-002)

Zoning

○ Office District

Existing Land Use

Four multi-tenant buildings

Comprehensive Plan

Office

Approval Sought

Conditional use to allow for a medical cannabis dispensary within the ○ Office Zoning District.

Prepared By

Jennifer Ganser

Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

On January 1, 2014 the Compassionate Use of Medical Cannabis Pilot Program Act went into effect which allows for the legal use and distribution of medical cannabis. The Act allows for up to sixty (60) dispensaries to be established in Illinois. The Act states that no unit of local government may regulate registered medical cannabis organizations other as provided for in this Act and may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis authorized by the Act. The Act will be regulated by the State of Illinois Department of Health, Department of Agriculture, and the Department of Finance and Professional Regulation. The Department of Finance and Professional Regulation has the authority to award a dispensary license. A dispensary cannot produce or manufacture cannabis. They can sell cannabis or cannabis infused products to those with a State issued ID card.

PROJECT STATS

Lot & Bulk

| | |
|--------------------------------------|----------------|
| Parcel Size: | 4.05 acres |
| Unit Area: | 2,500 sq. ft. |
| Building Area: | 13,242 sq. ft. |
| Building Area of all four buildings: | 52,842 sq. ft. |
| Year Built: | 1986 |
| Lot Coverage: | Approx. 95% |

Parking Spaces

Supply: 186
Accessible: 7
Demand: 208

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Executive Summary;
4. First Floor Plan, by base Ten Architects, Inc., dated September 13, 2014;
5. Site Plan, by base Ten Architects, Inc., dated September 12, 2014;
6. Condominium Area Plat of Survey from R2004-027508, two pages; and
7. Legal description.

The petitioner, MMRE LLC, will be leasing the subject property for a medical cannabis dispensary. MMRE, LLC applied with the State of Illinois for a license to dispense medical cannabis. They will need to obtain the State license, as well as a conditional use permit from the Village, before they could operate.

Per the Act, only patients with a qualifying medical condition can obtain a medical cannabis ID card. Per the enclosed floor plan, patients will enter at the front vestibule and provide their State issued medical card. Next patients will be in a waiting room until there is someone to meet with them individually to dispense the medical cannabis. The inside will function like a medical office use. Deliveries of medical cannabis will take place every one to two days at the secure underground parking structure from licensed Illinois cultivation centers. The facility, both inside and outside, will have a 24 hour surveillance camera with direct monitoring by the Illinois State Police Department.

Dispensaries may open in Spring 2015, depending on State license approval and when supplies are ready.

APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for a medical cannabis dispensary in the O Office Zoning District.

EXISTING CONDITIONS

The subject property is currently improved with four multi-tenant, one story buildings and a parking lot. The petitioner would be located in building B, on the northwest portion of the site. No structural changes are being proposed to the building. The building is 13,242 square feet. The building setbacks exceed the requirements in the O-Office Zoning District. Access to the site is from two points on Fairfield Avenue. The parking lot is shared among all tenants and visitors of all four buildings. The tenant space was previously utilized by a dental office. It is 2,500 square feet.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services:

Private Engineering Services (PES) has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Office, which matches with the site's existing zoning. The subject property is consistent with the Comprehensive Plan's recommendation of office uses for the site.

2. Surrounding Zoning & Land Use Compatibility

| | Zoning Districts | Land Use |
|--------------|-------------------------|------------------------------|
| North | R4 | Multi-family homes |
| South | B3PD | Target and additional retail |
| East | R4 | One single family home |
| West | B3PD | Office building |

There is landscape screening around the perimeter of the property, specifically towards the north and west which abut a residential district.

The proposed use is compatible with the surrounding office and medical uses. The tenant space was previously utilized by a dental office. Patients are anticipated to be at the dispensary from fifteen to thirty minutes, much like other medical uses.

Staff received correspondence from interested parties expressing concerns that the use is too close to nearby residences and schools. Per the State Act, dispensaries may not be located within 1,000 feet of the property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, day care home, group day care home, or part day child care facility. The Act does not establish buffer requirements for dispensaries relative to residential areas. The State Act prohibits dispensaries in areas zoned residential.

3. Zoning and Sign Ordinance Compatibility

Medical cannabis dispensaries were added to the Zoning Ordinance via Ordinance 6896. This text amendment was taken to the Plan Commission and Village Board of Trustees after Governor Quinn signed HB 1, the Compassionate Use of Medical Cannabis Pilot Program Act (PA 098-0122). The law created a four-year pilot medical marijuana program that went into effect on January 1, 2014. It was created with a "sunset" provision so that if the legislature does not renew the program or create a new law the program will cease to operate four years from the date it went into effect. The Act states that no unit of local government may regulate registered medical cannabis organizations other as provided for in this Act and may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis authorized by the Act. The Act provides extensive discussions as to the use, regulation and description of medical cannabis. The Act prohibits patients from consuming medical cannabis on the premises.

Medical cannabis dispensaries are listed as a conditional use within the O Office Zoning District. The petitioner is seeking a conditional use for a medical cannabis dispensary as defined under Section 153.802 of the Zoning Ordinance as:

Medical Cannabis Dispensing Organization is a facility operated by an organization or business that is registered by the Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and education materials to registered qualifying patients.

Staff notes that the discussion of the appropriate zoning district for a dispensary occurred at the August 2013 Plan Commission meeting when the text amendment to list dispensaries as a conditional use in the Office District was brought forth. The text amendment was later approved by the Village Board of Trustees via Ordinance 6896.

Staff finds that the proposed use meets all of the Standards for Conditional Uses.

No signage is being proposed at this time.

4. Site Plan: Access & Circulation

Access to the site is from two points on Fairfield Avenue. The parking lot is shared among all tenants and visitors of all four buildings.

MMRE, LLC anticipates approximately sixty (60) average patient visits per day. They plan on using a patient scheduling system so the volume is distributed throughout the day. Hours of operation are proposed to be Monday through Thursday from 9am to 6pm, Friday and Saturday from 9am to 8pm, and Sunday from 9am to 3pm. Per State regulations, a dispensary is required to be open a minimum of thirty-five (35) hours per week. Patients are anticipated to be at the dispensary from fifteen to thirty minutes, much like other medical uses. The petitioner noted this volume is comparable to a medical or dental office.

Staff received residence correspondence stating the need for a traffic light due to a change in traffic patterns. The office complex is filled with a mix of tenants, mostly medical and dental offices. Staff does not believe the anticipated trip generation and traffic patterns would change significantly that in of itself would warrant a traffic light.

5. Elevations

The petitioner is not proposing any changes to the exterior elevations at this time. The petitioner has provided a floor plan for the interior space.

SITE HISTORY

510 E. 22nd Street has not been before the Plan Commission or Zoning Board of Appeals in recent history.

FINDINGS & RECOMMENDATIONS

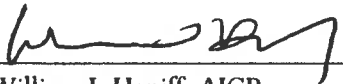
As the petitioner has indicated their intention to operate a medical cannabis dispensary and that the site is designed for such use, staff finds that allowing for a medical cannabis dispensary is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for a medical cannabis dispensary and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditionals of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-32:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-32, subject to the following conditions:

1. That this relief is limited to the operation of a medical cannabis dispensary only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the medical cannabis dispensary establishment is not established by said date, this relief shall be deemed null and void;
5. That the applicant shall receive be in good standing at all times a valid State issued license for a registered medical cannabis dispensary, and be in compliance with all rules and regulations as established by the Compassionate Use of Medical Cannabis Pilot Program Act and Department of Finance and Professional Regulation administrative rules found at Title 68, Part 1290 of the Illinois Administrative Code;
6. There shall be no exterior wall signs, outdoor displays, or attention getting devices on the premises, including temporary signs; and
7. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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VII. Standards for Conditional Uses

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;**
Applicant's plans for the proposed medical cannabis dispensary include numerous security components that will ensure the safe dispensing of medical cannabis including, but not limited to, 24 hour surveillance cameras with direct monitoring by the Illinois State Police Department, both inside and outside the premises, high secure areas with reinforced walls and bullet resistant glass for the dispensing and storage of medical cannabis, a "man-trap" at the front vestibule that will allow the front receptionist to limit the number of individuals entering the facility at any given time and ensuring that all individuals granted access possess a medical license issued by the State of Illinois with a qualifying condition. An underground parking facility will permit the safe delivery of medical cannabis and the removal of any cash from the premises.

Applicant will be located in a non-descript medical office building with window signage that will be tastefully designed. There is significant landscape screening to the north and west of the building that will prevent most casual observers from noticing the location unless they have a specific purpose to visit the office.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;**
Applicant plans reflect a typical medical office layout with a waiting room and consultation rooms. Patients are prohibited from consuming medical cannabis on premises either within the building or on public property per the Compassionate Use of Medical Cannabis Pilot Program Act. There is currently sufficient parking on site serving the entire office complex. The expected patient visit time is expected to be between 15-30 minutes, resulting in a minimum impact on parking usage by patients of the applicant. There is significant vegetative screening along the north end of the parking area providing very limited visibility to the residential area to the north. Existing office users to the east and west of the location and residences to the north will not be impacted by the use. The only activities that will be visible are qualified patients visiting the location. The patient mix is similar to that of a Walgreens or CVS pharmacy, except that the foot traffic will be significantly less as there are no ancillary products being sold such as toiletries or cosmetics.
- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**
The use is similar to that of other users within the development as it will be operated as a medical office. The surrounding properties are improved and constructed and the use is similar to existing uses on the surrounding property.
- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;**
Applicant plans on located in an existing structure fully serviced by public utilities with adequate ingress and egress to Fairfield Ave from the existing parking area, which is served by an existing storm drainage system.

5. **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets;**

Applicant is locating in an existing structure served by a parking field with two points of access to Fairfield Ave. Location cannot be accessed directly from 22nd St, which provides for the safe and orderly flow of traffic onto Fairfield Ave from 22nd Street prior to entering the parking area of office complex.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,**

The proposed location of applicant is in an area currently zoned O – Office. Ordinance 6896, An Ordinance Approving Text Amendments to the Lombard Zoning Ordinance Title 15, Chapter 155 of the Code of Lombard, Illinois approved November 21, 2013, lists Medical Cannabis Dispensing Organization as a Conditional Use within the O - Office District. Applicant is proposing its location within the area designated by staff deemed appropriate for medical cannabis dispensaries per the Compassionate Use of Medical Cannabis Pilot Program Act.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Applicant shall conform to the applicable regulations of district 3, except as such regulations may, in each instance, be modified to the recommendations of the Plan Commission.

Executive Summary

On January 1, 2014, the Compassionate Use of Medical Cannabis Pilot Program Act (“Act”) went into effect, providing for the licensure of 60 dispensary organizations and 22 cultivation centers of medical cannabis in the State of Illinois. MMRE, LLC was formed in 2014 to license and operate medical cannabis dispensaries in Illinois under the Compassionate Use of Medical Cannabis Pilot Program Act. The partnership is comprised of individuals from varying backgrounds including pharmacology, retail, real estate, and consulting. All partners are residents of Illinois and reside in the Chicagoland area.

It is the desire of MMRE, LLC to apply for the conditional use approval to operate a medical cannabis dispensary in the Village of Lombard at 510 E. 22nd St., in an existing medical office building in an area of the Village currently zoned O – Office.

The partnership desires to create a first class dispensary experience for its patients, providing a highly secure and private environment for patients to visit. The first line of security at the dispensary will be at the front vestibule, at which the patients will need to provide evidence of their State-issued medical card in order to gain entry into the premises. From there, patients will be asked to wait in a comfortable waiting room until a patient consultant is available to meet with them individually and assess their needs. The dispensary will institute controls and a security measures to ensure that product is not dispensed to unauthorized individuals or that a patient is dispensed more than is permitted under State law. MMRE, LLC will work with the landlord to install security measures on the exterior of the premises to ensure the safety of the patients exiting the premises as well.

Business Description

The medical cannabis industry currently operates under legislative oversight in 21 states with pending legislation in 18 states that would establish a medical cannabis program. The medical cannabis industry has existed in the United States since 1996, when California passed Proposition 215 permitting the cultivation and dispensing of medical cannabis. Revenues from medical cannabis dispensaries in the U.S. are estimated to be \$1 billion in 2013 and could exceed \$2 billion in 2014.¹ With pending legislation in 18 states legalizing medical cannabis at the state level, the medical cannabis industry could comprise a \$10.2 billion market by 2018.¹

The medical cannabis industry’s growth coincides with a widespread shift in the public’s attitude toward cannabis. Polls have recently shown that for the first time in history, more than half of Americans believe that cannabis should be legal for both medical and recreational purposes.¹

It is of important note that the cultivation and dispensing of medical cannabis is in violation of federal law as currently written. However, “states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.”² Further, “approximately 99 out of every 100 cannabis arrests in the U.S. are made under state law, rather than under federal law.”² The Act will have the “practical effect of protecting from arrest the vast majority of seriously ill patients who have a medical need to use cannabis.”²

The Act permits the sale of medical cannabis from a licensed dispensary in the State of Illinois to a cardholder, or qualifying patient or caregiver, a maximum of 2.5 ounces every 14 days. The Act currently provides for approximately 40 prescribed illnesses that qualify for medical cannabis including cancer, glaucoma, hepatitis C, Multiple Sclerosis, and severe fibromyalgia. The legislation permits the sale of unprocessed cannabis in plant form as well as processed in the form of edible products and tinctures.

¹ *Marijuana Market Poised to Grow Faster than Smartphones*, Huffington Post, November 13, 2011

² *Compassionate Use of Medical Cannabis Pilot Program Act*

All employees and principal officers of a licensed medical cannabis dispensary will be fingerprinted by the State and undergo background checks by the Illinois State Police. Per the rules and regulations issued by the IDFPR, medical cannabis will be stored in a highly secure environment with limited access by licensed employees of the dispensary. Medical cannabis deliveries will take place every 1-2 days via the secure underground parking structure from licensed cultivation centers in Illinois.

Qualified patients will select a dispensary to which their medical cannabis license will be tied. Patients of a dispensary cannot visit any other dispensaries unless they apply to transfer their license. By tying medical licenses to specific dispensaries, the State shall ensure that patients are monitored by a single dispensary to prevent any violations of the state regulated limit on the amount of prescribed medical cannabis a patient may obtain within a 14-day period.

Conclusion

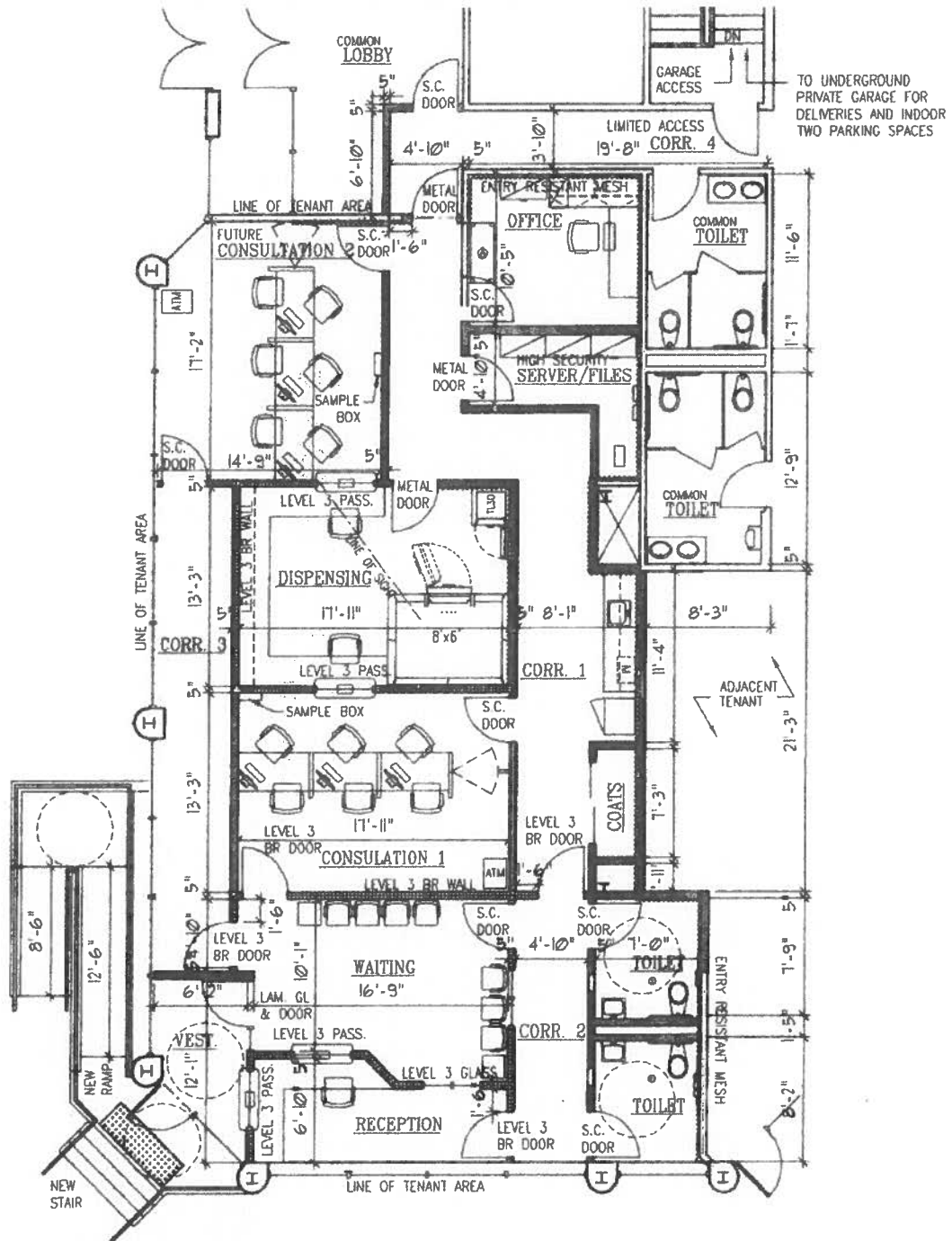
MMRE, LLC looks forward to working with staff and the Board of Trustees of the Village of Lombard to provide a resource for patients who can benefit from the medicinal qualities of medical cannabis. Applicant believes that the location in Lombard will provide for a strong likelihood for success due to the accessibility of the location by both public transit and major highways and looks forward to serving as a strong corporate citizen for years to come.

¹ *Marijuana Market Poised to Grow Faster than Smartphones*, Huffington Post, November 13, 2011

² *Compassionate Use of Medical Cannabis Pilot Program Act*

RETAIL SPACE

510 E. 22ND STREET
LOMBARD, IL



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

- NEW WALL
- LEVEL 3 BULLET RESISTANT WALL
- WALL WITH INTERNAL ENTRY RESISTANT MESH
- TYP. REMOVAL
- EXISTING WALL

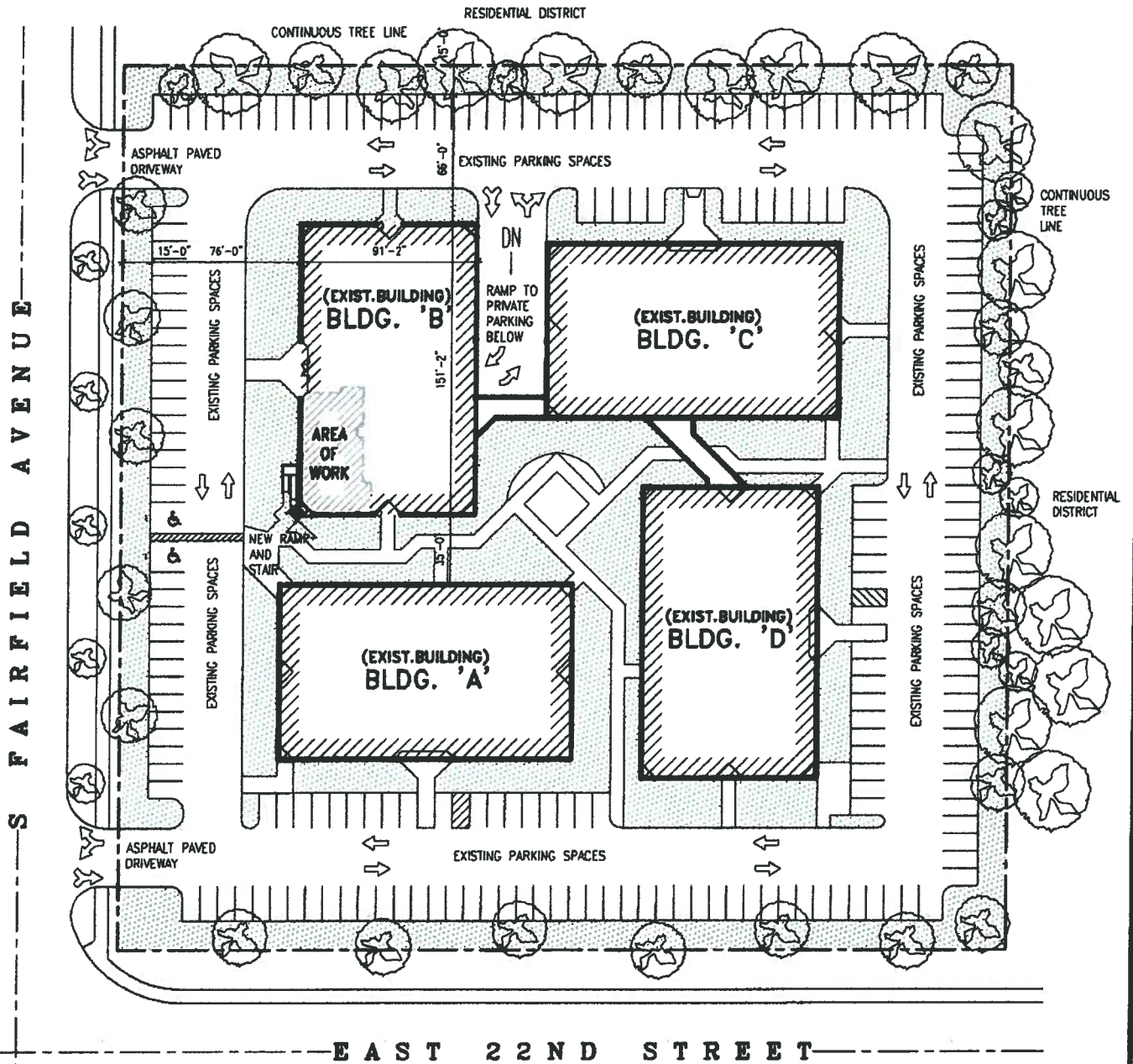
DATE: 9-13-2014

BASE TEN
ARCHITECTS, INC

801 Country Club Dr.
La Grange, IL
60525
T 708.315.8002
F 708.215.8905
bt10.com

FAIRFIELD PLAZA

FAIRFIELD AVENUE AND 22ND STREET LOMBARD, IL



SITE PLAN
SCALE: 1" = 80'

THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

DATE: 9-12-2014

BASE TEN ARCHITECTS, INC

801 Country Club Dr.
La Grange, IL
60525
T 708.215.0002
F 708.215.0005
b10a.com

Legal Description

Unit 510 OF LOT 1 IN FAIRFIELD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1986 AS DOCUMENT R96-95639, IN DU PAGE COUNTY, ILLINOIS.

Commonly known as:

Unit 510 – PIN: 06-20-418-002 – 510 East 22nd Street, Lombard, IL 60148

To Lombard Plan Commission

The site chosen for a cannabis dispensing store is unwise because of the proximity of private homes, with children in neighborhood.

That corner is a pick-up site for school children riding a school bus & we feel that pot buyers could pose a danger to children & community

a better location for this kind of establishment would be an industrial park away from private homes. My vote is no for this location

Thank you

Ron Hofsinger
534 E. Rosebud Dr. S.

October 1, 2014

Lombard Village Hall
C/O Plan Commission
255 East Wilson Ave.,
Lombard, IL 60148

Re: Public Hearing Re PC 14-21

Dear Department of Community Development / Plan Commission:

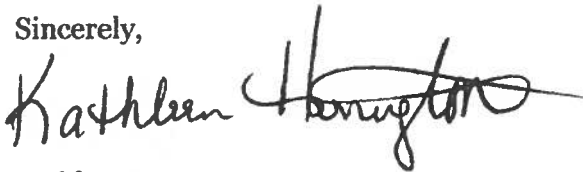
I am writing in response to the re-zoning of the property (PC14-32) at 510 E. 22nd Street, Lombard, IL to allow for a medical cannabis dispensing organization.

The immediate area surrounding this location is, primarily, residential. My concern is that, with such re-zoning, the traffic pattern would change exponentially and negatively impacting the local homes, townhomes, and condominiums, and high school. Those familiar with the intersection of Fairfield Avenue and East 22nd Street (which abuts the Target and Yorktown Shopping Mall) know that there have been numerous, serious traffic accidents there over the years. There is no traffic signal at this intersection, only stop signs.

There is very heavy residential traffic here as well as pedestrians, many of which are children walking to the movie theater, mall, and restaurants. If a dispensary is approved for this location, a traffic signal light will be a must to ensure the safety and well-being of the community. I hope that this will be taken into consideration.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Harrington". The signature is written in a cursive style with a large, sweeping flourish at the end.

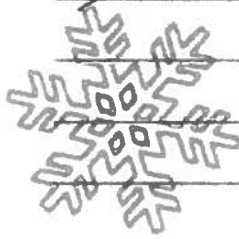
Kathleen Harrington
2000 St. Regis Drive, #1J
Lombard, IL 60148

just a note

10-3-14

Village Hall:

We do not want the
Cannibis dispensing
organization here. O
Thontri High School
is nearby. Students
walk on Fairfield. Move
it to a different
location. Please —



Blessings

Fluence Lipira

526 Rose Blvd Dr. So.

Lombard, Ill.

60148

Ganser, Jennifer

From: mcnamaralpn@aol.com
Sent: Wednesday, October 15, 2014 3:07 PM
To: Ganser, Jennifer
Subject: medical cannabis dispensing @ 510 E 22 st PC14-32

Jennifer per our phone conversation about this dispensing station. PLEASE do all you can to not have this placed here do to residential area and problems that WILL arise. Lombard does not need the aggravation of this and I dont want to worry about this and leaving my garage door open. This is a great place to live and I dont want to worry about selling it due to this problem. Lombard police does not need this aggravation. SAVE THE AREA Thanks Gloria Mcnamara 524 N Rosebud 1 block from this area

Ganser, Jennifer

From: W Lyons <wintippy274@yahoo.com>
Sent: Monday, October 20, 2014 12:07 AM
To: Ganser, Jennifer
Subject: marijuana station in 22nd st.

Hopefully this will not be allowed in our village. It is too close to schools and residents. It will bring more problems to us, thus more police will be needed for extra security, more attention to the area that we don't need and maybe the legitimate buyers will be selling to people who want it only for addiction and social reasons, not medical. The neighborhood could get a reputation for that and reduce the sale of homes there. do see a reason for it but put it in a rural area.PLEASE DO NOT ALLOW THIS. Thank you, W. Lyons

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.412
(C)(9) OF THE LOMBARD VILLAGE CODE**

PC 14-32: 510 E. 22nd Street

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned O Office District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.412(C)(9) of the Lombard Village Code to provide for a medical cannabis dispensing organization; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.412(C)(9) of the Lombard Village Code to provide for a medical cannabis dispensing organization.

SECTION 2: That this Ordinance is limited and restricted to the property located at 510 E. 22nd Street, Lombard, Illinois and legally described as follows:

UNIT 510 OF LOT 1 IN FAIRFIELD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1986 AS DOCUMENT R96-95639, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-418-002; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance, shall be granted subject to compliance with the following conditions:

- A. That this relief is limited to the operation of a medical cannabis dispensary only and any physical site improvements or alterations require approval through the Village;
- B. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
- C. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
- D. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the medical cannabis dispensary establishment is not established by said date, this relief shall be deemed null and void;
- E. That the applicant shall receive be in good standing at all times a valid State issued license for a registered medical cannabis dispensary, and be in compliance with all rules and regulations as established by the Compassionate Use of Medical Cannabis Pilot Program Act and Department of Finance and Professional Regulation administrative rules found at Title 68, Part 1290 of the Illinois Administrative Code;
- F. There shall be no exterior wall signs, outdoor displays, or attention getting devices on the premises, including temporary signs; and

Ordinance No. _____
Re: PC 14-32
Page 3

G. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2014.

First reading waived by action of the Board of Trustees this _____ day of _____, 2014.

Passed on second reading this _____ day of _____, 2014, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2014.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2014.

Ordinance No. _____
Re: PC 14-32
Page 4

Sharon Kuderna, Village Clerk

5. Subsequent correspondence received by the Village between October 20 and 29 relative to the petition

From: James Segredo [<mailto:jsegredo@montini.org>]

Sent: Friday, October 24, 2014 10:50 AM

To: Ware, William

Cc: Maryann O'Neill

Subject: Please Vote NO to the Medical Cannabis Distribution Center to be located at 510 E. 22nd Street

Good Morning Bill,

I am reaching out to you to request that you **vote NO** concerning the application for a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street in Lombard. Approval for this facility will be on the agenda at the Village of Lombard Board Meeting on Thursday, November 6th.

Bill the entire Montini Catholic School Community, along with the residents of Congress Knolls, Gramercy Park and the Abbey Woods town homes and the St. Regis Condominium community which are directly north of this location, are opposed to this Medical Cannabis Distribution Center to be located at this location.

Bill this Medical Cannabis Facility is **only SIX city blocks north of Montini Catholic High School**. It is also located on the northern border of a heavy residential town home community where many young children and teenagers reside.

Furthermore this location is just one office space off the corner of 22nd and Fairfield which is major street and intersection that our students utilize when visiting Yorktown Mall or going westward when leaving the Montini Catholic campus. We have many students who reside in communities west and southwest of our campus and Fairfield and 22nd street is well traveled and utilized. Many of our underclass students walk to Yorktown Mall after school to get something to eat at the food court if they have late afternoon practices, club meetings or activities.

Bill to allow a Medical Cannabis Distribution Center to be located this close to a high school campus, to be located on a well traveled (car and pedestrian) intersection and bordering a residential community does not make any sense and presents a **very real risk** of cannabis distribution near the Montini Catholic Campus and in the residential community.

Bill, once again I am asking you to **vote NO** to the application to allow this Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street at the November 6th Village of Lombard Board Meeting. Please contact me if you would like to discuss this further. My contact information is listed below

Jim Segredo

President

Montini Catholic High School

(630) 627-6930 x174

jsegredo@montini.org

Bauer, Carol

From: James Segredo <jsegredo@montini.org>
Sent: Friday, October 24, 2014 11:21 AM
To: Giagnorio, Keith
Cc: Maryann O'Neill

Good Morning Village President Giagnoro,
I am requesting a meeting to discuss with you in person the proposal to locate a Medical Cannabis Distribution Center at 510 E. 22nd Street in Lombard. This approval of this location will be an agenda item at the November 6th Village of Lombard Board of Trustees Meeting.

Village President Giagnoro, the entire Montini Catholic School Community, along with the residents of Congress Knolls, Gramercy Park and the Abbey Woods town homes and the St. Regis Condominium community which are directly north of this location, are opposed to this Medical Cannabis Distribution Center to be located at this location.

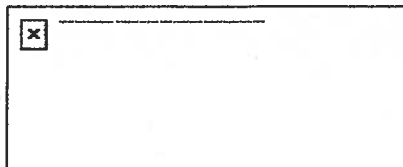
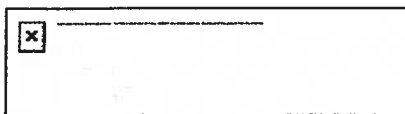
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Village President Giagnoro, to allow a Medical Cannabis Distribution Center to be located this close to a high school campus, to be located on a well traveled (car and pedestrian) intersection and bordering a residential community does not make any sense and presents a **very real risk** of cannabis distribution near the Montini Catholic Campus and in the residential community.

As the Village President and the deciding vote in case of a tie in trustee voting on this issue I feel it is very important that we meet to further discuss this agenda item. Village President Giagnoro, I would greatly appreciate it, if you could check your schedule to find a a time to meet. Please contact me or have your assistant contact me to set up a meeting before November 6th. My contact information is listed below

Jim Segredo
President
Montini Catholic High School
(630) 627-6930 x174
jsegredo@montini.org



Bauer, Carol

From: James Segredo <jsegredo@montini.org>
Sent: Friday, October 24, 2014 10:50 AM
To: Ware, William
Cc: Maryann O'Neill
Subject: Please Vote NO to the Medical Cannabis Distribution Center to be located at 510 E. 22nd Street

Good Morning Bill,

I am reaching out to you to request that you **vote NO** concerning the application for a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street in Lombard. Approval for this facility will be on the agenda at the Village of Lombard Board Meeting on Thursday, November 6th.

Bill the entire Montini Catholic School Community, along with the residents of Congress Knolls, Gramercy Park and the Abbey Woods town homes and the St. Regis Condominium community which are directly north of this location, are opposed to this Medical Cannabis Distribution Center to be located at this location.

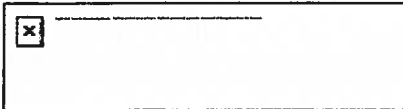
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Bill to allow a Medical Cannabis Distribution Center to be located this close to a high school campus, to be located on a well traveled (car and pedestrian) intersection and bordering a residential community does not make any sense and presents a **very real risk** of cannabis distribution near the Montini Catholic Campus and in the residential community.

Bill, once again I am asking you to **vote NO** to the application to allow this Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street at the November 6th Village of Lombard Board Meeting. Please contact me if you would like to discuss this further. My contact information is listed below

Jim Segredo
President
Montini Catholic High School
(630) 627-6930 x174
jsegredo@montini.org



Bauer, Carol

From: Maryann O'Neill <moneill@montini.org>
Sent: Friday, October 24, 2014 11:00 AM
To: Giagnorio, Keith
Cc: James Segredo
Subject: Re: mchs-oneill

Keith,

By now you should have received an email from the President of Montini Catholic High School regarding the application for a Medical Cannabis Dispensing Center to be located only six blocks from Montini.

I, too, as principal of the school would encourage you to vote NO. Our students walk to Yorktown on a regular basis. I respect the right of others to medical treatment but do not feel that young children or our teenagers need to be exposed to this type of facility so close to a residential neighborhood and a school.

If you would like to discuss it, we would be very open to that conversation.

Sincerely,

Maryann O'Neill
Principal
Montini Catholic High School
630-627-6930

On Fri, Oct 24, 2014 at 10:54 AM, Maryann O'Neill <moneill@montini.org> wrote:

Keith,

By now you should have received an email from the President of Montini Catholic High School regarding the application for a Medical Cannabis Dispensing Center to be located only six blocks from Montini.

I, too, as principal of the school would encourage you to vote NO. Our students walk to Yorktown on a regular basis. I respect the right of others to medical treatment but do not feel that young children or our teenagers need to be exposed to this type of facility so close to a residential neighborhood and a school.

If you would like to discuss it, we would be very open to that conversation.

Sincerely,

Maryann O'Neill
Principal
Montini Catholic High School
630-627-6930

Bauer, Carol

From: Walter Weisenburger <wgw248@sbcglobal.net>
Sent: Friday, October 24, 2014 5:10 PM
To: Giagnorio, Keith
Subject: Medical Cannabis Facility

Good Evening President Giagnorio

Last night the Montini Board of Directors met for our quarterly meeting. During the meeting, Jim Segredo, President of Montini Catholic, informed the Board that the Lombard Planning Commission has approved the application of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street in Lombard. On behalf of the Board of Directors of Montini Catholic and as a life long resident of Lombard, **I strongly urge you to vote NO** when this comes before the Trustees for vote in early November.

This Medical Cannabis Facility is **only SIX city blocks north of Montini Catholic High School**. It is also located on the northern border of a heavy residential town home community where many young children and teenagers reside.

To allow a Medical Cannabis Distribution Center to be located this close to a high school campus, presents a real risk to our community. It is a risk that can be avoided with your **NO vote**. I hope you carefully consider the ramifications of this facility and the proximity to our school community. Our institution which will be celebrating our 50 anniversary next year would like to remain a safe haven for our students and staff.

Once again I am asking you to **vote NO** to the application to allow this Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street at the November 6th Village of Lombard Board Meeting. Please contact me if you would like to discuss this further. My contact information is listed below:

Walter Weisenburger
Chairman of the Board
Montini Catholic High School
Lombard Resident for 57 years
248 West Taylor
[\(630\) 495-1095](tel:6304951095)
wgw248@sbcglobal.net

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard IL, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Jaime Sanchez

10/27/2014

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard Il, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Rick and Jeannette Scali

Bauer, Carol

From: Mike Junior <mikejunior14@gmail.com>
Sent: Monday, October 27, 2014 5:26 PM
To: Giagnorio, Keith; Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Cc: jsegredo@montini.org
Subject: Vote NO to NMRE

Dear Messrs. Giagnorio, Niehaus, Whittington, Fugiel, Foltyniewicz, Breen, Ware and Ms. Fitzgerald:

As a parent of a student attending Montini Catholic High School, I would like to express my concern and deep opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard II, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily. I'm confident that this was not at all considered when approval for this plan took place. I'm hopeful that this note and that of the many others you'll hear from will be taken seriously and that the plan will be immediately reconsidered.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

--

Mike

Michael Junior

630 418 0354

<http://www.linkedin.com/in/mikejunior>

Twitter@mikejunior14

(f) 630-388-0702

Bauer, Carol

From: Alisa Van Hekken <alisavanhekken@gmail.com>
Sent: Monday, October 27, 2014 7:57 PM
To: Foltyniewicz, Reid; Giagnorio, Keith
Subject: Proposed medical marijuana facility

Dear Mr. Foltyniewicz & Mr. Giagnorio,

We live in the Abbey Woods sub-division, and we heard some upsetting news this morning about a proposed new business coming to our neighborhood. A neighbor informed us that the City of Lombard is nearing (or a has already reached?) an agreement to place a medical marijuana facility near the corner of Fairfield Avenue and 22nd. As the representative of our district, we strongly urge you to fight for our neighborhood and oppose this decision.

From what I understand, the marijuana facility would be a permitted use at this location due to its 'office' zoning. While the site may be considered 'office', the fact of the matter is that the entire area surrounding this site is residential. I drive down Fairfield Avenue every morning on my way to work, and I pass 3 separate bus stops between Graywood and 22nd, and there is another bus stop on 22nd just east of the site in question. I understand that the potential tax revenue may be enticing, but the long term consequences of placing the facility at this location will be damaging. I asked numerous co-workers this morning how they would feel if a medical marijuana facility were being placed in their neighborhood, and every single one would look upon it negatively. How do you think potential home buyers will view the neighborhood when they are seeking residence? Other than the tax revenue, I don't see any benefit to this facility being placed here. There will be people coming to the neighborhood that otherwise would have no reason to be here. I understand that there will be significant regulation controlling who can be prescribed marijuana, but in reality we all know that there will be drug users that are able to con their way in. I would also encourage you to think about the long term plan for marijuana. I work in the commercial banking industry and I have talked to several hopeful license applicants that want loans to purchase property in the hopes they are granted a license. They all feel that the owners of the medical marijuana licenses will be the ones who will get the dispensary licenses once marijuana becomes legal in the state. It is not a question of if, but rather when marijuana will become legal in Illinois (and the rest of the country). I can only imagine what happens to the neighborhood if our medicinal shop becomes an attraction for all pot users in the Chicago area...

We moved to the neighborhood 3 years ago with the intent of raising our kids here. We have 2 young girls and a 3rd on the way. It is a quiet area full of young children. The thought of having an operation that provides an historically illegal drug located a couple blocks down is really scary to us and our neighbors. Please let us know what the status of this proposed facility is.

Thank you for your time.

James and Alisa VanHekken

Bauer, Carol

From: Kelly Mullins <mullins71@comcast.net>
Sent: Monday, October 27, 2014 8:28 PM
To: Giagnorio, Keith
Subject: Medical cannabis facility

Hi Keith, I just received a letter from Montini regarding the approval from the village to allow a medical cannabis facility on Fairfield and 22nd. While I understand that this is now legal, I would like to voice my opposition as to the closeness to Montini. Is there really no other location that could be approved that is not this close to the school and mall where there are hundreds of students coming and going at this location.

On a personal note, I have two students that attend Montini and walk to Target and the mall on almost a daily basis. I don't think that this is an appropriate site.

Also was anyone ever notified of this in the area? I live on 17th place, just three blocks away and this is the first I am hearing about it. Was there ever any information in the Lombardian on this subject that I may have missed. Was this being done on the qt?

I plan on attending the meeting on the 6th. I look forward to hearing your thoughts on this matter.

Thank you

Kelly Mullins

Sent from my Kindle Fire

Bauer, Carol

From: cjk393 <cjk393@sbcglobal.net>
Sent: Monday, October 27, 2014 8:33 PM
To: Giagnorio, Keith
Subject: New Facility

Mr. Giagnoriok,

Although a resident of Naperville, my husband and I made the choice to have our two children attend Montini Catholic High School instead of Neuqua Valley High School, which is widely known for its horrific drug abuse on campus. We assumed Lombard would be a safer environment and city where our children could be safely educated. Perhaps we were wrong, after hearing of Lombard's plans to open a Cannabis facility so close to an educational institution.

Cannabis is a gateway drug, leading to more serious use, such as Heroin and Mollys. I beg of you to think of the children. Teenagers' frontal lobes are not developed until their early twenties. Drug dealers *will* congregate at your city's facility, just like they do in front of Edward Hospital's Linden Oaks Out Patient Drug Rehab Program. I know this because my good friend lost her son to drug use. He was a student of Neuqua Valley and a patient at Linden Oaks. Please do not put our children in harms way.

Sincerely,
The Kaloczi Family

Bauer, Carol

From: Donna M Weglarz <rdweglarz@yahoo.com>
Sent: Tuesday, October 28, 2014 8:32 AM
To: Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Subject: Opposition to Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard II

To Whom it May Concern,

October 28, 2014

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard II, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Donna M Weglarz
rdweglarz@yahoo.com

Joseph Weglarz 2014
Lauren Weglarz 2017

Bauer, Carol

From: Donna Westerkamp <donnawesterkamp@gmail.com>
Sent: Tuesday, October 28, 2014 8:41 AM
To: Giagnorio, Keith; Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Subject: Cannabis Distribution Center less than 2000 feet from our high school campus

Dear Village President and The Board of Trustees;

I disagree with the Cannabis Distribution Center less than 2000 feet from Montini Catholic High School. Please consider the type of town you want to live in. The reputation of Lombard is *Looser* Lombard. If you want to continue down this path then don't do anything about these types of businesses. If you want a better reputation, then I suggest you take a good look at this business, and what it brings to Lombard. Thank you for your time in this matter.

Sincerely,

Jim and Donna Westerkamp
and Family.

Bauer, Carol

From: Ben May <BMay@hallbergcommercial.com>
Sent: Tuesday, October 28, 2014 8:56 AM
To: Giagnorio, Keith; Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Cc: Julie May
Subject: Medical Cannabis Distribution Center
Attachments: 1347_001.pdf

Good morning – please see attached letters in regards to being opposed of the Medical Cannabis Distribution Center going up at 22nd and Fairfield.

Not only do we attend Montini High School as mentioned, but we live in Congress Knolls with four young children. The neighborhood also has a lot of families with young children and feel that this location is too close to our community.

We appreciate you taking the time to reconsider this location.

Benjamin R May
Account Executive
Hallberg Commercial
ACA Enroll
Cell - 630-660-9569
Office - 630-242-3246
www.hallbergcommercial.com
www.acaenroll.com/aca
NPN 2126738

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Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard IL, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Julie A. May

15464 FAIRVIEW AVE

LOMBARD IL 60148

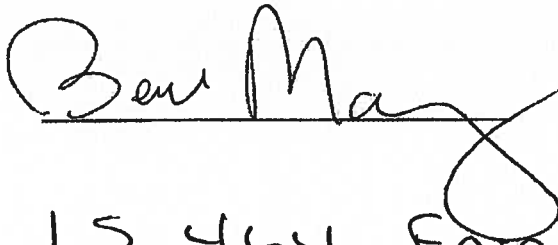
Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard Il, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

A handwritten signature in black ink that reads "Ben May". The signature is written in a cursive style and is positioned above a horizontal line.

15.464 Fairview Ave
Lombard IL 60148

Bauer, Carol

From: O'Rourke, Dan <Dan.ORourke@wolterskluwer.com>
Sent: Tuesday, October 28, 2014 9:16 AM
To: Giagnorio, Keith
Subject: Medical Cannabis Distribution Center at 510 E. 22nd Street

Dear Mr. Giagnorio:

I am a Lombard voter who has a daughter who is a Junior at Montini Catholic High School. I have been told there are plans to locate the above marijuana clinic near Montini. I can't express my opposition to the locating this dispensary near my daughter's high school more strongly. We have had members of our family who have had drug problems, and I believe locating a marijuana clinic near a high school totally sends the wrong message to teenagers like my daughter who I am trying diligently to steer away from drugs. Thank you for your attention to this e-mail, and I will remember the decision that is made here when it is time to vote for the leadership of the village: this will be mine and my family's main issue to decide how we will vote.

Very truly yours,

Dan O'Rourke

Dan O'Rourke ESQ., CPA
CCH, a Wolters Kluwer business
Dan.orourke@wolterskluwer.com
630-240-1698 Cell

Bauer, Carol

From: Brill, John <john.brill@siemens.com>
Sent: Tuesday, October 28, 2014 9:17 AM
To: Giagnorio, Keith; Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Subject: Medical Cannabis Distribution Center at 510 E. 22nd Street

Dear Mr. Giagnorio and Village Trustees,

It has come to my attention that the Village Planning Commission has approved a Medical Cannabis Distribution Center at 510 E. 22nd Street. Does the Planning Commission realize this is basically a residential area? Yes, there are a few commercially zoned properties on 22nd but the surrounding community is basically all residential, and might I add some of the highest taxed residences in Lombard as well! I have no doubt that there is a need in our community for such a distribution center to cater to those in need of such medication, however, I do not believe that the planned location for the distribution center is a responsible choice for the Village or the tax payers. I believe the local requirement to have such a business 1000 feet away from a public or private school is far understated, there should be more distance.

Also, as a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard II, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

John R. Brill

1721 S. LaLonde Ave.
847-212-5508

Thanks and Best Regards,

John Brill

FSS Life Cycle Area Service Sales Manager Siemens Industry, Inc.
Infrastructure & Cities Sector
Building Technologies
FSS Division
585 Slawin Court
Mount Prospect, IL 60056

Tel.: +1 (847) 493-7874

Fax: +1 (877) 747-9091

Cell: +1 (847) 212-5508

john.brill@siemens.com

www.usa.siemens.com

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MONTINI CATHOLIC HIGH SCHOOL

19 W 070 16th Street—Lombard, Illinois 60148-4797
Telephone 630.627.6930—Fax 630.627.6965—info@montini.org

Office of the President

Mr. Keith Giagnorio
President
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60148-3969

Dear Village President Giagnorio,

On behalf of the Montini Catholic Board of Directors, faculty, staff, students and parents I am officially notifying you and the Village of Lombard Trustees of our opposition to the Village of Lombard Planning Commission's approval for a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street in Lombard

Village President Giagnorio, the entire Montini Catholic School Community as well as the residents Congress Knolls, Gramercy Park of unincorporated Du Page County and Abbey Woods the town homes and the St. Regis Condominium Communities are opposed to this Medical Cannabis Distribution Center to be located at this location. All of these communities are located directly north of this facility.

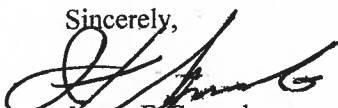
Village President Giagnorio, this Medical Cannabis Facility is **only SIX city blocks north of Montini Catholic High School**. It is also located on the northern border of a residential town home and condominium communities where many young children and teenagers reside. Congress Knolls and Gramercy Park, residential communities of York Township, are also located in this immediate area. Residents from these communities have also expressed concern and opposition to the location of this facility.

Furthermore this location is located on Fairfield Avenue, just off the corner of 22nd and Fairfield. Fairfield Avenue and the intersection of Fairfield and 22nd street are well traveled by Montini Catholic students. Our students utilize this street and intersection to leave our campus or visit Yorktown Mall. Many of our students, especially freshmen and sophomore students walk to Yorktown Mall after school to get something to eat at the food court if they have late afternoon practices, club meetings or activities. The reality is that many of our students would be walking or driving directly past this facility every day.

Village President Giagnorio, in our opinion to allow a Medical Cannabis Distribution Center to be located this close to a high school campus and to be located on a well traveled (car and pedestrian) street and intersection that our students use on a regular basis, does not make any sense and presents a **very real risk** of cannabis distribution near the Montini Catholic Campus and to its students as well as to the children and teenagers who reside in the bordering residential communities.

Village President Giagnorio, we respectfully ask that you and the Village of Lombard Trustees **vote NO** at the Village of Lombard Board of Trustees Meeting on November 6, 2014 concerning the application to allow this Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street in Lombard. Thank you for your consideration in this matter and please contact me if you would like to discuss this further.

Sincerely,



James E. Segredo
President

Bauer, Carol

From: O'Rourke, Dan <Dan.ORourke@wolterskluwer.com>
Sent: Tuesday, October 28, 2014 9:24 AM
To: Ware, William
Subject: RE: Medical Cannabis Distribution Center at 510 E. 22nd Street

Dear Mr. Ware:

I am a Lombard voter who has a daughter who is a Junior at Montini Catholic High School. I have been told there are plans to locate the above marijuana clinic near Montini. I can't express my opposition to the locating this dispensary near my daughter's high school more strongly. We have had members of our family who have had drug problems, and I believe locating a marijuana clinic near a high school totally sends the wrong message to teenagers like my daughter who I am trying diligently to steer away from drugs. Thank you for your attention to this e-mail, and I will remember the decision that is made here when it is time to vote for the leadership of the village: this will be mine and my family's main issue to decide how we will vote.

Very truly yours,

Dan O'Rourke

Dan O'Rourke ESQ., CPA
CCH, a Wolters Kluwer business
Dan.orourke@wolterskluwer.com
630-240-1698 Cell

Bauer, Carol

From: Tom Drennan <tdrennan@topelforman.com>
Sent: Tuesday, October 28, 2014 9:35 AM
To: Giagnorio, Keith; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Niehaus, Scott; Whittington, Dan
Subject: Marijuana Distribution Center

Keith and Village Trustees,

It has come to our attention that the Village of Lombard Planning Commission approved the location of a Medical Cannabis Distribution Center at 510 E. 22nd Street- less than 2000 feet from our school - located at the corner of Fairfield and 22nd Street. This is a well travel street and intersection by our students who are leaving campus and/or walking or driving to Yorktown Mall after school while waiting for late practices, club meetings, activities, etc.

Montini Catholic is opposed to having a facility to distribute Medical Cannabis so close to its campus. The residents of the single family, town home and condominium communities that border this facility oppose it as well.

Please choose a more appropriate area for this Distribution Center. This needs to be in an industrial park or other area that will not adversely hurt the children of Montini or the residents of Lombard. I would think you do not want this as your neighbor and **we do not want this so close to Montini.**

You need to find a much more appropriate area.

Thank you,

Thomas J. Drennan, CPA
Member/Partner

Topel Forman L.L.C.
500 N. Michigan Ave., Suite 1700
Chicago, IL 60611
Direct: 312.239.2555
Fax: 312.642.0535
tdrennan@topelforman.com

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Bauer, Carol

From: Rob Ayres <lazershot@gmail.com>
Sent: Tuesday, October 28, 2014 9:59 AM
To: Giagnorio, Keith
Subject: Please vote NO!

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard Il, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Rob Ayres

October 27, 2014

Village Board of Lombard
255 East Wilson
Lombard, IL 60148

Members of the Village Board,

I, President of the Abbey Woods Association Board, wish to respectfully submit to you the concerns we have with the proposed petition for special use for the installation of a medical marijuana dispensary in our community.

Our community, Abbey Woods, is a bucolic,, friendly neighborhood of 55 town homes. It is diverse in age, creed and race. It is a peaceful and safe community for all who reside here. Children and single women have enjoyed the comfort of a safe environment. If this dispensary comes in, these people will not feel safe walking in the area. Parents of children will not feel comfortable sending their children out to play. These concerns have been expressed repeatedly.

It is the law in Illinois that there be 24 hr per day, 7 days per week security (by camera) and bulletproof glass installed in the location. What does that tell us? The petitioner was asked if the safety in the area was compromised and he said it was not. Actually, the permission for installation of these dispensaries went into effect on 1/1/2014 and I submit to you that records are barely sufficient. Our residents are not concerned about people who need marijuana for medical reasons; we are concerned about those who do not. We are all aware of the ease with which people can obtain illegal social security cards. They look authentic. Why would it be more difficult for a person to get an illegal medical card, with picture and fingerprint, to obtain drugs??

The petitioner implied that this is a compassionate, benevolent and almost charitable venture for people in pain. It is not. It is a very lucrative business whereby the owners of this establishment must pay \$5,000 application fee and must have at least \$400,000. in liquid cash.

This is a "cash only" business. Credit card companies have refused to process credit cards for the purchase of marijuana and banks refuse to open accounts for these businesses because the federal government has not approved the dispensing of marijuana for any reason. It remains illegal under federal law. The amount of marijuana allowed to be purchased at any one time is 2-1/2 ounces. The cost can range from \$100 to \$400 per ounce. That means there would be a lot of cash at that location, which must be removed every day under guard.

The location for this dispensary is at the corner where a school bus stops several times a day. Children will be within thirty feet of the front door when entering or leaving the school bus.

Homes are less than 130 feet from the entrance to the proposed dispensary.

Homeowners are concerned about the value of their properties plummeting. We don't want to live this close to a medical marijuana dispensary. Why would potential buyers?

Most states require that marijuana dispensaries be in areas zoned Commercial and/or Industrial. Our special use permit is for an area zoned "O" which is office. Lombard and DuPage County have a plethora of empty sites for rent which are zoned "O" and commercial and industrial. The petitioner lists one of the reasons for choice of location is the available public transportation. Other locations have much better public transportation and can absorb the additional automobile traffic. There are already problems at this corner which will readily be confirmed by our Lombard Police Department. The traffic in and out of Target has made it dangerous without a stop light or stop sign.

We ask that you carefully consider the reasons we object to the installation of this facility. We ask that you vote "No" to the petition for special use. Finally, we ask that you consider the question, "Would I like this marijuana dispensing facility 130 feet from MY front door?"

Thank you for your attention to this matter.

Respectfully,

Elmir Husetovic
President

Abbey Woods Town Home Association

Village Board of Lombard

255 E. Wilson

Lombard, IL 60148

541 Rosebud Drive N.

Lombard, IL 60148

October 28, 2014

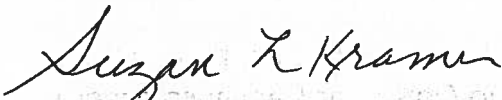
Dear President and Board Members:

Please continue your history of wise and prudent decisions that impact the quality of life for Lombard residents.

I sincerely believe that the proposed location for the Medical Cannabis Dispensary will pose significant personal risk to the surrounding businesses and especially to the adjacent residents.

There is a bus stop immediately adjacent to this location. To place these children in harm's way is unacceptable.

Thank you,



Suzan L. Kramer

Thank you for your consideration.

Bauer, Carol

From: Fahey, Kate <Kate.Fahey@molex.com>
Sent: Tuesday, October 28, 2014 10:08 AM
To: Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Subject: Medical Cannabis Distribution Center at 510 E. 22nd Street

Hi All,

Since you are a representative of the citizens of Lombard, I wanted to write to you and let you know that I am concerned about the location chosen for the Medical Cannabis Distribution Center. The center would be close to a residential area and Montini High School. I would like to gain a greater understanding as to why this location has been picked? My daughter attends Montini and I am very concerned as to how this center will affect the area around her school.

Thank you,

Kate Fahey

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Bauer, Carol

From: Melinda <melinda.bayro@att.net>
Sent: Tuesday, October 28, 2014 11:14 AM
To: Giagnorio, Keith
Subject: Medical Cannabis Dispensing Center Opposition

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard IL, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

There are plenty of other places that are in a much more appropriate setting. I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance. Please look into other locations that are available.

Respectfully,

Melinda Nowak
cell-312.446.7100

Bauer, Carol

From: ssmith@mullinsfood.com
Sent: Wednesday, October 29, 2014 9:42 AM
To: Giagnorio, Keith
Cc: Whittington, Dan; Fugiel, Mike; Foltyniewicz, Reid; Breen, Peter; Fitzpatrick, Laura; Ware, William; Niehaus, Scott
Subject: VOTE NO

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard Il, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the **Village of Lombard Trustees vote NO** to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning

Shannon Smith ♦ ssmith@mullinsfood.com ♦ 708-497-4125 ♦ www.mullinsfood.com

Bauer, Carol

From: Whittington, Dan
Sent: Tuesday, October 28, 2014 6:55 PM
To: Bauer, Carol
Subject: Fwd: Medical Marijuana dispensary

Sent from my iPad

Begin forwarded message:

From: <lepetitfleur@comcast.net>
Date: October 27, 2014 at 7:35:14 PM CDT
To: <whittingtond@villageoflombard.org>
Subject: Medical Marijuana dispensary

Dear Mr. Whittington,

My name is Beth Komel and I reside at 524 S Edson Ave. I am concerned learning that the board has approved the location of a medical marijuana dispensary at Fairfield and 22nd st. My son Jake is a junior at Montini Catholic High School. I am against such a facility to be located so close to the school and surrounding neighborhood. There are several students who drive and walk past this location on a daily basis. I feel this could become a safety concern. While the patients will have prescriptions to legally obtain the marijuana, I am worried about others who may decide to hang around in hopes of perhaps purchasing it from these same patients. How can I trust that these patients won't be impaired driving to fill their prescriptions? I just think it is not prudent to put such a business in a mostly residential neighborhood. I thank you for listening to my concern.

Sincerely,
Beth Komel
524 S Edson Ave
Lombard IL 60148
630-627-3951

Bauer, Carol

From: Cindy Antene <cindy4books@ameritech.net>
Sent: Tuesday, October 28, 2014 8:49 PM
To: Giagnorio, Keith
Subject: vote NO! Protect our teens!

Dear Mr. Giagnorio,

As a parent of 2 students attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard IL, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily. Being a teen, and the parent of a teen, in today's world of mixed messages is hard enough without giving teens daily reminders that sometimes 'no' can be bent to mean 'yes.' A distribution center, with the stigma that medical cannabis carries, needs to be carefully situated in a medical facility, (like Elmhurst Hospital perhaps?), where safeguards can be put in place and children can be protected.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,
Cindy Antene
parent of 2 Montini students
resident of Brookfield, IL

Bauer, Carol

From: cherskal@aol.com
Sent: Wednesday, October 29, 2014 6:12 AM
To: Giagnorio, Keith
Subject: RE: Medical Cannabis Dispensing Center

Dear Mr. Giagnorio,

As a parent of a student attending Montini Catholic High School, I would like to express my opposition to the Planning Commission's approval of a Medical Cannabis Dispensing Center to be located at 510 E. 22nd Street, Lombard Il, 60148.

This location is less than one mile from Montini Catholic High School and a walking and driving route that students utilize daily.

I respectfully request that the Village of Lombard Trustees vote NO to MMRE, LLC's request that the Village grant approval to Section 155.412 © of the Village of Lombard Zoning Ordinance.

Respectfully,

Cheryl Skalski