

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 1, 2021 – 7:00 P.M.

1. The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.
2. A quorum was present. Bruce Boreson, Kathy Mennella, Frank Grieshamer, Rhonda Santana, Jenny Corral, Wayne Bernacki, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), Nick Walny (Village Planner), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the amended minutes of November 3, 2021. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 21-21
3700 Sandra GCCP, LLC
3700 Sandra
12-19-400-115-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an “Industrial Adult Use Cannabis Craft Grow Facility” in the I-2, General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. David Michaud, petitioner, came forward. He signed in and was sworn in.

Mr. Michaud began his presentation by stating that they are proposing to operate an adult-use cannabis craft grow facility. Business operations will include growing cannabis plants in a controlled environment within the facility, processing those plants, packaging finished product for wholesale to dispensaries and infusers, and facilitating secured transport in and out of the facility. The facility will not provide retail sales, nor will it be open to the public. Their company, Cannect Gardens, LLC was awarded a Craft Grower license on July 15, 2021 by the Illinois Department of Agriculture. Cannect Gardens was one of 40 licensees selected out of a pool of nearly 500 applicants based on the strength of its application.

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Mr. Michaud continue to state that Cannect Gardens prides itself on assembling a team of experienced individuals that have found success and have a deep understanding of the challenges in the legal cannabis industry. Cannect's team has a combined experience of nearly 20 years of licensing, building, and operating cannabis-related companies in Colorado, Pennsylvania, and Illinois. Made up of professionals specializing in cultivation, extraction, business administration, law, and security, it is Cannect's hope that they can provide Franklin Park a positive first entry into the adult-use cannabis sector. He continued that the company cite' s Franklin Park's business-friendly atmosphere and prime location as the main factors in seeking property within the Village. In addition to operating a successful business that provides high quality products, Cannect outlines a mission to promote economic empowerment through jobs while serving as a partner to the local community through service, philanthropy, and educational initiatives.

Mr. Michaud stated that the closing of the property should take place about mid January of 2022. The build-out of the space will take about nine (9) months. He further stated that the security will be part of the build-out and upon finalization, the Illinois State Police will have the property under surveillance 24 hours a day, seven (7) days a week. There will be minimal signage, windows will be blocked and any transportation vans will be unmarked. Shipments to the facility will be approximately one (1) to two (2) days per week and will include shipments of soil and fertilizer.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:10 p.m.

There was some discussion regarding this hearing. The members discussed the parking requirements and Mr. Walny stated that they do meet the parking requirement and they will comply with any signage requirements. Member Boreson asked some particulars regarding the type of cannabis that will be grown and the forms that it will be produced. Mr. Michoud stated that they will be in oil form as well as the standard cannabis products.

Board Discussion ended at 7:14 p.m.

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Member Grieshamer made a motion to “approve ZBA 21-21 in regard to 3700 Sandra, for a Conditional Use for an “Industrial Adult Use Cannabis Craft Grow Facility” in the I-2, General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code with the following condition that this proposed use complies with all State and Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Santana-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Chairman Cwik thanked everyone for attending this evening.

6. Public Comment: None.

7. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Mennella. All in favor. Motion carried.

The meeting adjourned at 7:16 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary