

**VILLAGE OF FOREST PARK
MEMORANDUM**

TO: Planning and Zoning Commission
FROM: Steve Glinke
SUBJECT: PZC 2024-07 Conditional Use – Cannabis Dispensary

Date of Report: 11 September 2024
Date of Meeting: 16 September 2024

PROJECT OVERVIEW: The petitioner is requesting approval to occupy a portion of 7207 Roosevelt Rd for a cannabis dispensary in accordance with the Illinois Cannabis Regulation and Tax Act ILCS 410/705.

GENERAL PROPERTY INFORMATION

Applicant Name: Omar Fakhouri dba MINT
Property Owner: Ronald Kaine
Common Property Address: 7207 Roosevelt Rd. Forest Park II. 60130
Common Location: NW corner Harlem Ave. and Roosevelt Rd.
Neighboring Property Land Use: North – B-2 Community Shopping District
South – B-2 Community Shopping District
West – B-2 Community Shopping District
East – Other Jurisdiction (Oak Park)

Comp Plan Designation: Commercial
Existing Use of Property: Vacant
Proposed Use of Property: Cannabis Dispensary
Existing Property Zoning: B-2 Community Shopping District
Property Size: Approx. 2000 sf.

BULK AREA REGULATIONS:

Regulation	Requirement	Proposed
Front setback	No requirement	No change
Rear setback	No requirement	No Change
Side setback	No requirement	No Change
Min Lot Area/Dwelling	n/a	n/a
Lot coverage	n/a	n/a
Minimum dwelling unit size	n/a	n/a
Building height	7 stories or 75'	1 story, no change
Off street parking	1 space for every 250 sq ft of retail space	19 plus 2 handicapped

PROJECT DESCRIPTION:

The petitioner is seeking conditional use approval for a cannabis dispensary at the subject location.

PROJECT DOCUMENTS:

The following documents, submitted by the petitioner are attached to this report.

1. Application for conditional use dated 05 August 2024
2. Site plan and signage cut sheets (5 sheets)

PROJECT OVERVIEW: The petitioner is requesting conditional use approval to occupy 2,000 sf of this multi-tenant building. The project meets all requirements of the Zoning Ordinance.

STANDARDS FOR CONDITIONAL USE:

In reviewing and determining whether to approve or disapproved a conditional use permit, the PZC shall consider the criteria established in Section 9-10-7 of the Village of Forest Park municipal code. The criteria and staff's evaluation of the applications compliance with those criteria are as follows.

1. What measures have been or will be taken to prevent detrimental impact to or endanger the public health, safety, morals, comfort, or general welfare? *(Explain in detail how the proposed conditional use has been designed, located, or proposed so that it will not disturb residents, the neighborhood, or the community-at-large. Explain how the proposed condition use at the particular location requested is necessary or desirable to provide a service or a facility that will benefit residents, the neighborhood or the community-at-large?)*

Petitioner response: A cannabis dispensary provides benefits for all stakeholders of the Village including residents the village and business community. There are a limited number of dispensaries in t he State of Illinois and providing a store will provide residents/customers with more options and more competitive pricing for cannabis wellness products. The Village will benefit directly through increased tax revenue that can be used as appropriate by the Village. Lastly the business community will benefit as it will attract customers to their facilities as we believe our use will be a positive draw to the area. The dispensary is state regulated by the Illinois Department of Financial and Professional Regulation and has very strict requirements and inspection to ensure the facility is safe. This includes security measures such as motion sensors, alarms, security camera's that cover the interior and exterior of the building, glass break sensors, tinted security film on the

windows, panic buttons, security mesh in the vault. Additionally, we will engage a private security contractor that will be onsite to provide additional physical security. The location we have selected is in a highly trafficked area commercial area that we believe is most suitable for our retail business. The location does not abut any residential zoned properties and is in the commercial zoned part of Forest Park which is consistent with our use.

2. How will the proposed conditional use not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood? (Consider existing uses near the subject property and explain how the proposed conditional use may or may not be compatible with surrounding existing uses.).

Petitioner Response: We have proposed the dispensary in a commercially zoned area - B2 - Community Shopping. The property is surrounded by other commercial businesses and is in a commercial corridor of the Village. We do not believe that property values would be negatively impacted, in fact, we anticipate that property values may increase with opening of our dispensary.

3. How will the establishment of the proposed conditional use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? (Explain how the proposed conditional use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties? Will the proposed use have a negative impact on existing adjacent land uses?)

Petitioner response: Our dispensary will be self-contained on the property and will not negatively impact opportunities to improve the surrounding area. The building itself is existing and its location on the property is not changing. The existing use of the building is also retail/ commercial in nature, which is consistent with our proposed use. There is no material noise, odor, light or smoke as a result of our business opening at this location. Additionally, to clarify, customers purchase cannabis products in sealed / child resistant packaging that does not emit any noticeable odor. Once customers finalize their purchase, they go to their mode of transportation (e.g., car, bike) and exit the property. They are not allowed to loiter or consume any products on site.

4. To what extent will the proposed conditional use be adequately served by essential public facilities and services, and by private utilities? (Explain the

measures that have been or will be taken to provide adequate utilities, access roads, drainage and/or necessary facilities.

Petitioner response: No additional requirements. Existing utilities are sufficient.

5. What measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets? *(Explain how increases to traffic congestion and circulation problems will be address. Also, explain the ways that access issues will be improved due to the design, locations, or specific proposal of the conditional use.*

Petitioner response: The property currently has existing ingress and regress from both Roosevelt Rd and Harlem Ave, giving customers sufficient access. The property is located at a hard corner with a traffic light that will help customers enter and exit based on the flow of traffic and the lights. We do not anticipate a significant increase in traffic based on our use as the existing business in the facility is retail.

6. How is the proposed conditional use not contrary to the objectives of the current comprehensive plan for the village of Forest Park? *(Explain how the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents.*

Petitioner response: Cannabis dispensaries have recently been allowed in the Village as a conditional use: we see our proposed use to be both harmonious and compatible with the goals and objectives of the Village

7. How does the proposed conditional use 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 ZBA? *(Show how the proposed conditional use will comply with as many sections of the Zoning Regulations as possible. The proposed site plan may be a part of this response.*

Petitioner response:

The proposed use conforms to the applicable regulations of the District (B2).

9-4B-2: CONDITIONAL USE REGULATIONS: The proposed site is >500 ft from an existing school or church.

9-4B-3: DISTRICT RESTRICTIONS: The proposed use does not conflict with any of the proposed restrictions.

9-4B-4: LOT AREA REQUIREMENTS: The building is less than 75ft in height as required

9-4B-5: ADDITIONAL REGULATIONS: Off street parking is provided and parking will meet the requirements of Chapter 8

STAFF REVIEW & COMMENTS:

Cannabis dispensaries have proven themselves to be strong revenue generators for local units of government. Impacts on communities have largely been positive. The standards and regulations of dispensary operations ensure these uses are safe for patrons and proximate residential/commercial neighbors.

Should the PZC wish to support this request, the following sample motion is provided:

Based on the submitted petition and testimony provided, I move that the PZC recommend to the Village Council approval of the application and exhibits associated with PZC 2024-06 subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the “project documents” identified in this report and available in the Department of Public Health and Safety**
- 2. Operation of the proposed conditional use shall be in full compliance with 410 ILCS 705/ the Illinois Cannabis Tax Act.**
- 3. All construction shall comply with the building code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and building consultants.**
- 4. No building permits and no certificate of occupancy for the subject property shall be issued by the Department of Public Health and Safety to the owner until a debts owed to the Village of Forest Park by the owner have been paid in full prior to the issuance of such permits or certificate.**
- 5. Any violation of the above conditions will result in a violation of the municipal code of the Village of Forest Park and the owner may be subject to fines for each said violation exists.**
- 6. Additional information shall be submitted, subject to review and approval by staff for loading**
- 7. Additional information shall be submitted subject to review and approval by staff regarding onsite signage.**



Village of Forest Park Conditional Use Permit Application

Village Code, Title 9, Chapter 10, Section 7 defines Conditional Uses as:

Certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use in the particular location. Such conditional uses fall into two (2) categories:

1. Uses publicly operated or traditionally affected with a public interest.
2. Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

Review Process

- A proposed conditional use must be reviewed by Planning staff at a Preapplication Conference before submitting a formal application. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed Zoning request, receive initial comments to assist with final submittals, and learn about the application process. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning staff at 708-615-6276 to schedule a Preapplication Conference.
- Once the completed application is received, Village staff will schedule the item for a Zoning Board of Appeals public hearing, which take place on the 3rd Monday of each month at 7:00pm in the lower level of the Council Chambers of the Village Hall. Please see the ZBA meeting schedule.
- As required by Title 9, Zoning Regulations of the Village Code, staff will provide legal notice of the petition by: (1) arranging for a legal notice to appear in the newspaper at least 15 days but not more than 30 days before the public hearing (required by State statues); (2) notifying property owners within 250 feet of the subject property by mail of the proposed zoning action; (3) posting a sign on the subject property.
- At the ZBA public hearing, the applicant or their representative must be present. Expert witnesses such as architects, appraisers, contractors, realtors, etc. may testify as to the matters related to the application. Any documentary evidence may also be submitted. All persons giving testimony at a public hearing must do so under oath. At the close of the applicant's presentation, the ZBA will accept testimony/comments from the public.
- The ZBA may choose to recommend approval of the application, recommend approval with conditions, or deny the application. Once the ZBA makes its recommendation, the item is forwarded to the Village Council accompanied by a staff report. The Village Council may either grant the request and adopt an Ordinance to that effect, or deny the application.

Fees

\$150.00 plus cost of any required legal notice publication and the cost of the hearing transcripts

Application Requirements

- Completed and signed application forms, including the Petitioner's Affidavit and Owner's Affidavit
- Required Fee
- Plat of survey locating lot line and all existing structures and legal description of subject property ✓
- Legal description of subject property on 8" x 11" paper ✓
- Proof of Ownership (including a deed, mortgage, contract to purchase, or closing documents)
- Existing zoning on subject property and within two hundred fifty feet (250'), exclusive of rights of way and alleys
- Detailed description of proposed conditional use and project impact statement describing the reasons for the proposed Conditional Use

Village of Forest Park Conditional Use Permit Application

- Site plan showing proposed improvements
- Architectural plans and elevations showing proposed improvements
- Any supporting materials such as photographs or petitions that support the zoning request
- Explanation of how the conditional use standards have been met (standards are listed on pages 9 and 10)

**Village of Forest Park
Conditional Use Permit Application**

APPLICATION COVER SHEET

Date Received: _____

A Preapplication Conference with the planning staff is required prior to considering submitting an application for zoning action. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed subdivision prior to the preparation of detailed plans. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning staff at 708-615-6276 to schedule a Preapplication Conference.

Subject Property Information:

Street Address: 7207 Roosevelt Rd, Forest Park IL 60130

PIN(s): 15-13-431-035-0000

Current Zoning District (circle): R-1 R-2 R-3 B-1 **B-2** DBD I-1 I-2

Current Land Use: Retail

Current Property Size: 3125 sqft

Building size: 2159 sqft

Parking stalls (total): 22

Proposed Development Information

Proposed Development Name: Mint Cannabis

Proposed Special Use: Cannabis Dispensary

Proposed Building Size: No Change Square Feet _____ Acres

Number of building units: No Change

Parking stalls (total): No Change

Proposed Zoning (circle): **(NOTE: If proposed zoning is different than existing zoning, additional approvals are required. Please see Planning staff.)**

R-1 R-2 R-3 B-1 B-2 DBD I-1 I-2

Brief Description of Proposal: Provide details about the zoning action such proposed land use, hours of operation, number of parking spaces, etc. (use additional sheets if necessary) The applicant is proposing a state licensed Cannabis Dispensary. The facility's proposed hours are 8AM to 10PM, which is within the time permitted by the state's Cannabis Regulation and Tax Act (CRTA). The site will maintain the existing number of parking spots of 22. There is no material site work being proposed. We do plan to update the signage on the building and the existing monument/Pole Sign and have attached images for

**Village of Forest Park
Conditional Use Permit Application**

review.

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Conditional Use Permit Application**

APPLICATION COVER SHEET continued

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	B2	Forest Park	Dental / Medical
South	B2	Forest Park	Retail
East	Commercial	Oak Park	Gas Station
West	B2	Forest Park	Commercial

**For Office Use Only: Filing Fee: _____ Paid Date: _____
Public Hearing Date: _____**

**Village of Forest Park
Conditional Use Permit Application**

CONTACT INFORMATION

Applicant Information:

Name: Omar Fakhouri

Company: _____

Address: 350 N Canal St.

City, State, Zip Code: Chicago IL 60606

Phone: 312.285.9122 Fax: _____

Email Address: omar.fakhouri1@gmail.com

Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): Consultant

Owner Information (if different from applicant):

Name: Ronald Kaine

Company: 7207 Roosevelt, Inc.

Address: 7629 Lake Street,

City, State, Zip Code: River Forest, Illinois 60305

Phone: _____ Fax: _____

Email Address: _____

Project Staff:

Attorney Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Builder Name: TBD

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

**Village of Forest Park
Conditional Use Permit Application**

CONTACT INFORMATION continued

Developer Name: _____
Company: _____
Address: _____
City, State, Zip Code: _____
Phone: _____ Fax: _____
Email Address: _____

Engineer Name: Ramiz Dababneh
Company: RBD Engineering
Address: _____
City, State, Zip Code: _____
Phone: 847.510.8018 Fax: _____
Email Address: Ramiz@rbdengineering.com

Landscape Architect Name: _____
Company: _____
Address: _____
City, State, Zip Code: _____
Phone: _____ Fax: _____
Email Address: _____

**Village of Forest Park
Conditional Use Permit Application**

PETITIONER'S AFFIDAVIT

Petitioner acknowledges understanding of application requirements and certifies that application has been completed correctly.

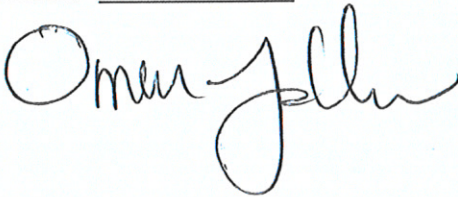
I, Omar Fakhouri, hereby certify that on the 24th Day of August, 2024 I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 7207 Roosevelt Rd, Forest Park IL

Project name: 7207 Roosevelt - Dispensary

Petitioner' Name: Omar Fakhouri

Signature:

A handwritten signature in black ink that reads "Omar Fakhouri". The signature is written in a cursive style with a large, looped "O" at the beginning and a long, sweeping tail that extends to the right.

Village of Forest Park
Conditional Use Permit Application

OWNER'S AFFIDAVIT

I (We) certify that he/she is the owner of legal representative of the subject property and that Omar Fakhouri (Name of petitioner – not the property owner) has been authorized to submit an application for the following action: Conditional Use Approval for a Cannabis Dispensary
Upon the property at: 7207 Roosevelt Rd, Forest Park IL
and that the proposed work and all related inspections are hereby authorized.

Omar Fakhouri

Name of Petitioner (Applicant)

Omar Fakhouri 8/5/24

Signature of Applicant and Date

RONALD KAINE

Name of Property Owner/Legal Representative

Ronald Kaine 8/1/2024

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF Illinois)

)) SS.

COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Omar Fakhouri

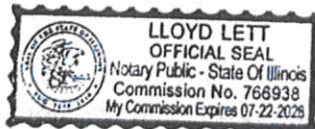
(NAME OF APPLICANT)

is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing owners authorization above as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notary Seal, this 5th day of August, 2024.

Lloyd Lett
Signature of Notary Public

Notary
Stamp
Here



**Village of Forest Park
Conditional Use Permit Application**

RESPONSES TO CONDITIONAL USE STANDARDS

The Forest Park Municipal Code requires that the Zoning Board of Appeals take into consideration the seven findings listed below when making its recommendation to the Village Council. Each factor must be addressed for approval of the proposed conditional use. "Yes" and "No" responses will not suffice. Please be as detailed as possible and explain why the proposed conditional use should be permitted in a district where it is not otherwise permitted. **If a question is not addressed, the application will be considered incomplete.** If additional space is required, please attach a separate sheet. For questions, please contact the Planning staff.

1. What measures have been or will be taken to prevent detrimental impact to or endanger the public health, safety, morals, comfort, or general welfare? *(Explain in detail how the proposed conditional use has been designed, located, or proposed so that it will not disturb residents, the neighborhood, or the community-at-large. Explain how the proposed conditional use at the particular location requested is necessary or desirable to provide a service or a facility that will benefit residents, the neighborhood or the community-at-large?)*

A cannabis dispensary provides benefits for all stakeholders of the Village, including residents, the Village and business community. There are a limited number of dispensaries in the State of Illinois and providing a store will provide residents/customers with more options and more competitive pricing for cannabis wellness products. The Village will benefit directly through increased tax revenue that can be used as appropriate by the Village. Lastly, the business community will benefit as it will attract customers to their facilities as we believe our use will be a positive draw to the area.

The Dispensary is state regulated by the Illinois Department of Financial & Professional Regulation and has very strict requirements and inspections to ensure the facility is safe. This includes security measures such as motion sensors, alarms, security cameras that cover the interior and exterior of the building, glass break sensors, tinted security film on windows, panic buttons, security mesh in the vault. Additionally, we will engage a private security contractor that will be onsite to provide additional physical security. The location we have selected is in a highly trafficked area commercial area that we believe is most suitable for our retail business. The location does not abut any residential zoned properties and is in the commercial zoned part of Forest Park which is consistent with our use.

2. How will the proposed conditional use not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood? *(Consider existing uses near the subject property and explain how the proposed conditional use may or may not be compatible with surrounding existing uses.)*

**Village of Forest Park
Conditional Use Permit Application**

We have proposed the dispensary in a commercially zoned area – B2 – Community Shopping. The property is surrounded by other commercial businesses and is in a commercial corridor of the Village. We do not believe that property values would be negatively impacted, in fact, we anticipate that property values may increase with opening of our dispensary.

3. How will the establishment of the proposed conditional use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? *(Explain how the proposed conditional use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties? Will the proposed use have a negative impact on existing adjacent land uses?)*

Our dispensary will be self-contained on the property and will not negatively impact opportunities to improve the surrounding area. The building itself is existing and its location on the property is not changing. The existing use of the building is also retail / commercial in nature, which is consistent with our proposed use. There is no material noise, odor, light or smoke as a result of our business opening at this location. Additionally, to clarify, customers purchase cannabis products in sealed / child resistant packaging that does not emit any noticeable odor. Once customers finalize their purchase, they go to their mode of transportation (e.g., car, bike) and exit the property. They are not allowed to loiter or consume any products on site

RESPONSES TO CONDITIONAL USE STANDARDS continued

4. To what extent will the proposed conditional use be adequately served by essential public facilities and services, and by private utilities? *(Explain the measures that have been or will be taken to provide adequate utilities, access roads, drainage and/or necessary facilities.)*

No additional requirements. The existing utilities are sufficient.

5. What measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets? *(Explain how increases to traffic congestion and circulation problems will be address. Also, explain the ways that access issues will be improved due to the design, locations, or specific proposal of the conditional use.)*

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The property currently has existing ingress and regress from both Roosevelt Rd and Harlem Ave, giving customers sufficient access. The property is located at a hard corner with a traffic light that will help customers enter and exit based on the flow of traffic and the lights. We do not anticipate a significant increase in traffic based on our use as the existing business in the facility is retail.

6. How is the proposed conditional use not contrary to the objectives of the current comprehensive plan for the village of Forest Park? *(Explain how the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents.)*

Cannabis dispensaries have recently been allowed in the Village as a conditional use; we see our proposed use to be both harmonious and compatible with the goals and objectives of the Village

7. How does the proposed conditional use 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 ZBA? *(Show how the proposed conditional use will comply with as many sections of the Zoning Regulations as possible. The proposed site plan may be a part of this response.)*

The proposed use conforms to the applicable regulations of the District (B2).

9-4B-2: CONDITIONAL USE REGULATIONS: The proposed site is >500 ft from an existing school or church.

9-4B-3: DISTRICT RESTRICTIONS : The proposed use does not conflict with any of the proposed restrictions.

9-4B-4: LOT AREA REQUIREMENTS: The building is less than 75ft in height as required

9-4B-5: ADDITIONAL REGULATIONS: Off street parking is provided and parking will meet the requirements of Chapter 8

Project Overview

The proposed dispensary will operate under the Mint Cannabis brand which exists in multiple states including Illinois, Michigan, Arizona, Missouri. Additional markets are on the horizon.

The selected location for the dispensary in the Village is at 7207 Roosevelt Rd. This is located at the NW of Harlem and Roosevelt Rd, a strong commercial corridor. The property is zoned B2 – Community Shopping. This zoning is allowable for a conditional use dispensary and one we believe is an ideal location for customers coming south off Interstate 290 as well as the surrounding municipalities. The property is more than 500 ft from any existing schools and churches as required by the zoning ordinance. Additionally, the property does not abut any residentially zoned properties and sits within a strong commercial area of the Village.

The business will operate as a licensed dispensary (licensed by the Illinois Department of Financial & Professional Regulation) and be fully compliant with the Cannabis Regulation and Tax Act (CRTA) and all promulgated rules.

The business will sell cannabis products such as cannabis infused products (edibles), cannabis vape cartridges, cannabis flower, pre-rolls etc. All these products will be purchased from Licensed growers, craft growers and infusers that operate in the State of Illinois. No products will be purchased from outside of the State. Products sold at the dispensary will be tested by a Testing Facility that is also licensed and products will be transported to our store by a licensed transport company.

General Rooms in our Facility:

Lobby – Where customers will enter and be ID checked to ensure they meet state requirements

Sales Floor – Once they pass the ID check, they will be buzzed into the sales floor where they will be able to see menus, products available for sale and also be greeted by our sales employee's (budtenders)

Shipping & Receiving – Where product will be delivered by way of a secure transporter from a grower, craft grower or infuser

Vault: Where cannabis product are stored overnight

Cash Room: Where money and registers are cashed out at the end of a shift

Security Room: This will house our security network, Security TVs,

Bathroom

Break Area: An area for employees to have breaks

Note: A proposed floor plan is available upon request

Security

The facility will have a strong security presence that will include cameras, motion sensors, glass break sensors, alarm system, panic buttons, security tinted film. Our security plan will meet the requirements of the State which is very stringent. Due to the sensitivity of our operation, additional information on our security plan can be made available by request

Inventory / Inventory Tracking

The dispensary will be utilizing the state system currently known as biotrack, which is a tool that provides tracking of inventory from 'seed to sale'. This essentially tracks all products, testing results etc from when a plant is grown into a grow facility all the way until it is made into a finished product and packaged for sale. Additionally, we plan to utilize Dutchie, a Point of Sale system that integrates with BioTrack to assist in the sales transaction process.

Marketing / Advertising Plan

The dispensary plans to operate as a store that will meet the needs of all customers. This includes customers that are looking for the highest quality products to customers that are looking more for a value product. We intend on launching a strong billboard campaign to get the word out about the Forest Park store opening (assuming we have received conditional approval). We will also use other platforms that are permitted, such as WeedMaps and Leafly to market out store and available products.

Parking

The facility has sufficient parking for our dispensary operation. With approximately 22 parking spots we will have sufficient parking for employees and customers. Additionally, our customers typically are in for ~5-15 minutes and also utilize a curbside service where they are able to order online and pick up their product after their IDs are checked. This process really moves customers through the transaction relatively quickly.

Hours of Operation

We plan on opening Everyday from 8am to 10PM. This is permitted per State law. This time range gives customers a wide range of times to come in based on their work schedules.

Community Benefits

The dispensary intends on being a strong community advocate and good neighbor. In addition to the 3% tax on products sold, the dispensary intends on getting involved in community events, sponsorships and to hire locally where possible.

PROOF PRESENTED BY:



MINT
CANNABIS

PREPARED FOR:



OFFICE:

746 N. Harrisville Rd.

Ogden, UT 84401

801-823-3100

www.DavisSignsUtah.com

License - Bonded - Insured

Planning & Consultation

Design & Fabrication



OUT TEAM:

SALES:

Blake Davis

480-636-6223

Blake@davisignsUtah.com

DESIGN:

design@davis-signs.com

Installation & Removal

Maintenance & Repair



LOCATION:

7207 Roosevelt Rd.

Forest Park, IL 60130



CONTACT:

Client Name Here



NOTES:

Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices.

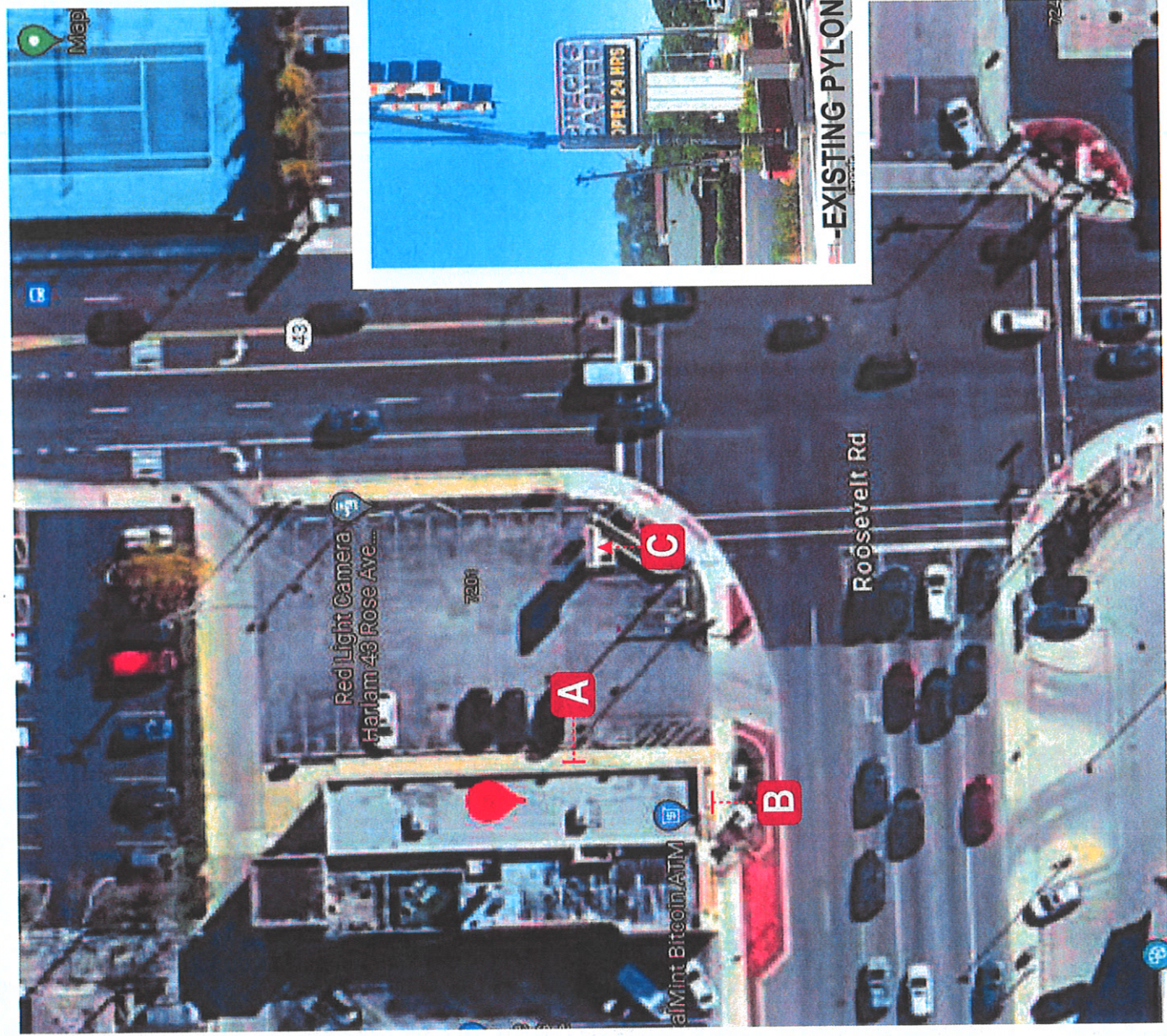
DRAWING NUMBER

249998-01



FILE PATH:

P:\job_name\LAYOUTS\PROOFS



■ CLIENT
Mint Dispensary

■ LOCATION
7207 Roosevelt Rd.
Forest Park, IL 60130

■ REVISIONS
01 07.15.24
02
03
04
05
06

■ APPROVAL
SIGN HERE
CUSTOMER APPROVAL
SIGN HERE
LANDLORD APPROVAL

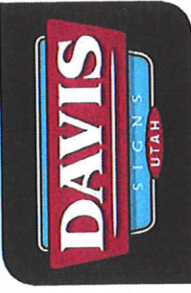
■ RECITALS



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746 N. Harrisville Rd., Ogden, UT 84404

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Licensed, Bonded and Insured



DRAWING NUMBER
249938-01 01 OF 01

-EXISTING PYLON-

C ILLUMINATED PAN CHANNEL DISPLAY ON EXISTING PYLON | Scale: NTS

NOTE:
Fabricate and install TWO (2) Sets of Illuminated Pan Channel internally illuminated logo/letters, as illustrated.

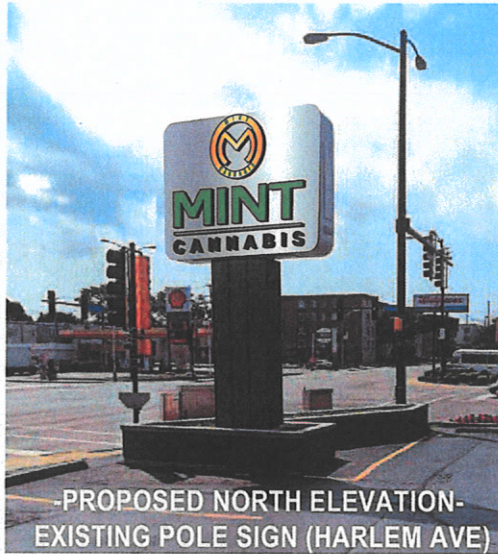
Fabricate NEW set
PCL letter/logo



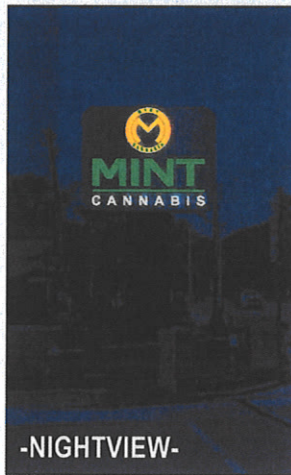
Reface cabinet
with brushed
aluminum finish

Paint existing
pylon -Green

-PROPOSED SOUTH (HARLEM AVE) ELEVATION-



-PROPOSED NORTH ELEVATION-
EXISTING POLE SIGN (HARLEM AVE)



-NIGHTVIEW-

CLIENT

Mint Dispensary

LOCATION

7207 Roosevelt Rd.
Forest Park, IL 60130

REVISIONS

- 01 07.15.24
- 02
- 03
- 04
- 05
- 06

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RECITALS



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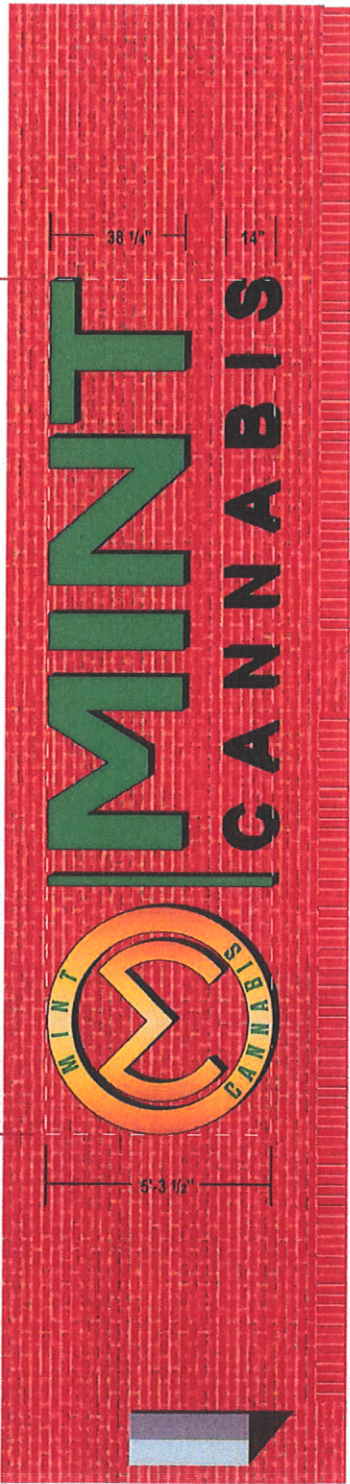
DRAWING NUMBER

249998-01 | 01 OF 01



Lease
(sent separately)

19'-11"



A | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 1/4" = 1'-0"
NOTE:
 Fabricate and install ONE (1) Set of illuminated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic
TRIM CAP: 3/4" Black
RETURN: 5" Deep - .063 Aluminum

BACKS: 3mm ACM
ILLUMINATION: White LEDs
INSTALL: flush to cabinet

PROPOSED SIGNAGE
FRONTAGE: 20 sf
SIGN HEIGHT: 15' - 10"
SQUARE FOOTAGE: 99.88 sf
CLEARANCE: 10'-6"

☺ | FACE

☑ 1/8" White
 ☑ VINYL COLORS

8800-091 METALLIC GOLD
 8800-068 GRASS GREEN
 Black perf vinyl Day/Night

TRIM CAP COLORS | PERIM: 204'

BLACK

RETURN COLORS | PERIM: 204'

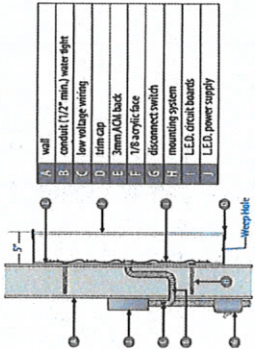
BLACK

☀ | ILLUMINATION

☑ WHITE

🔧 | CROSS SECTION DETAILS

THIS SIGN IS INTENDED FOR INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 604 OF THE NATIONAL ELECTRICAL CODE. ALWAYS OBTAIN APPROVAL FROM LOCAL AGENCIES. THIS INCLUDES PERMITS, ENGINEERING AND SHOWING OF THE SIGN TO THE LOCAL AGENCIES.



- A. Wall
- B. conduit (1/2" min) water tight
- C. low voltage wiring
- D. trim cap
- E. 3mm ACM back
- F. 1/8" acrylic face
- G. disconnect switch
- H. mounting system
- I. LED circuit boards
- J. LED power supply

■ CLIENT

Mint Dispensary

■ LOCATION

7207 Roosevelt Rd.
 Forest Park, IL 60130

■ REVISIONS

- 01 07.15.24
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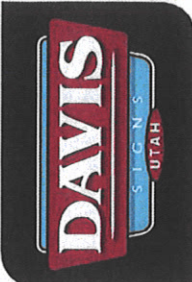
■ RECITALS



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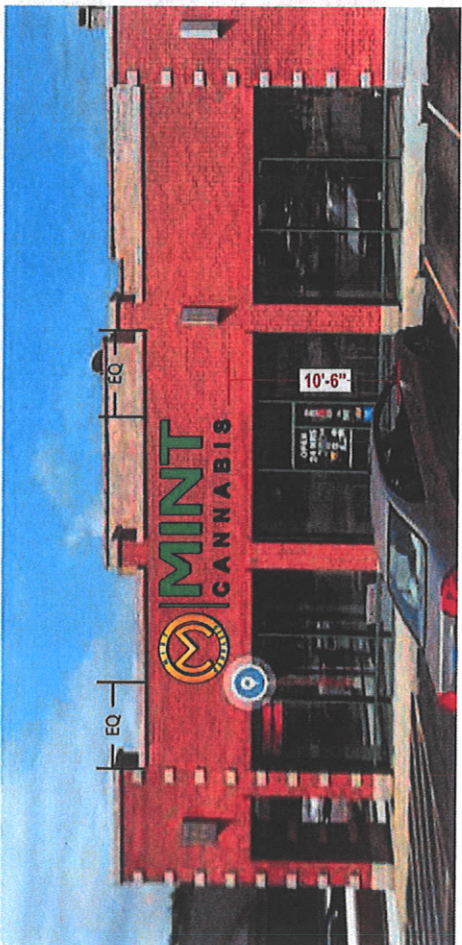
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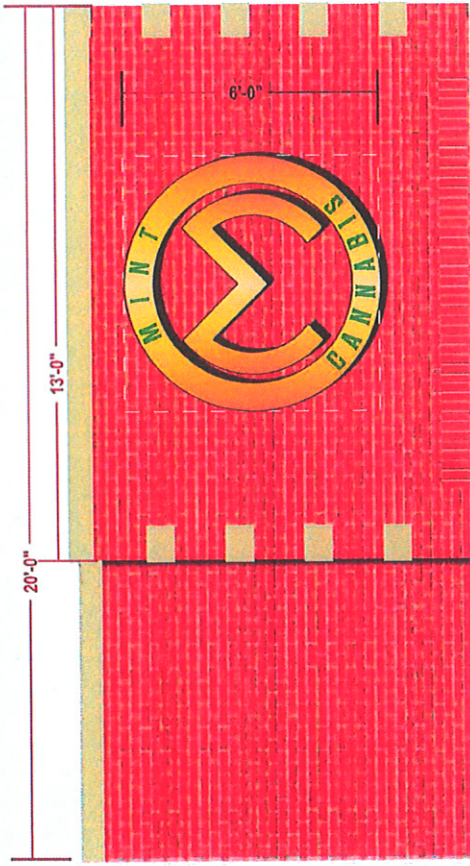


■ DRAWING NUMBER

249998-01

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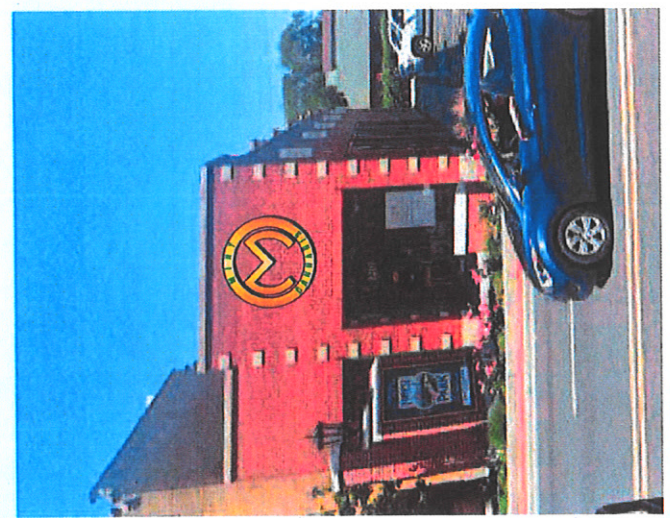




PROPOSED SIGNAGE
 FRONTAGE: 106 sf
 SIGN HEIGHT: 16'-6"
 SQUARE FOOTAGE: 36 sf
 CLEARANCE: 10'-6"

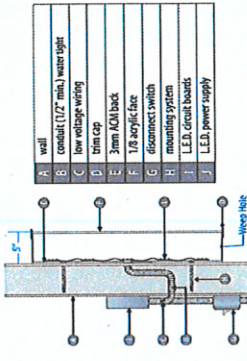
B | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 1/4" = 1'-0"
 NOTE:
 Fabricate and install ONE (1) Set of illuminated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic
TRIM CAP: 3/4" Black
RETURN: 5" Deep - .063 Aluminum
BACKS: 3mm ACM
ILLUMINATION: White LEDs
INSTALL: flush to cabinet



CROSS SECTION DETAILS

THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS SIGN MEETS THE REQUIREMENTS AND STANDARDS OF THE IFC/IBC.



- ☺ | **FACE**
 1/8" White
- 🔄 | **VINYL COLORS**
 8800-091 METALLIC GOLD
 8800-068 GRASS GREEN
- 📏 | **TRIM CAP COLORS** | PERIM: 82'(58' COIN)
 BLACK
- 🔌 | **RETURN COLORS** | PERIM: 40'
 BLACK
- 💡 | **ILLUMINATION**
 WHITE

■ **CLIENT**
 Mint Dispensory

■ **LOCATION**
 7207 Roosevelt Rd.
 Forest Park, IL 60130

■ **REVISIONS**

01	07.15.24
02	
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LANDLORD APPROVAL

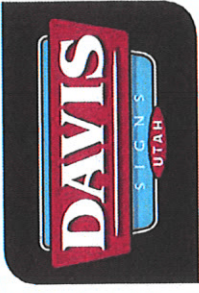
■ **RECITALS**

Utah Sign Association Member
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DRAWING NUMBER
 249998-01

01 OF 01

Village of Forest Park Planning and Zoning Meeting Minutes 15 July 2024

1. **Call to Order:** The PCZ meeting was called to order at 7:00 pm.
2. **Establish Quorum:**
Present: McBride, Whitebone, East, Russ, Hibbits,
Absent: Price
3. **Approval of Minutes.** Minutes from April/May 2024. Hibbits/Whitebone 5-0 approved
4. **PZC 2024-06** Conditional use for a cannabis dispensary.
Packet into record, McBride/Whitebone 5-0 approved
Action: Brief presentation by the petitioner followed by q & a. No public comments
Motion to approve McBride/Russ 5-0 approved
Motion to close Hibbits/Whitebone 5-0 approved.
5. **Adjournment.** McBride/Russ 5-0. The meeting ended at 1911hrs.

