

MINUTES

**TOWN OF NORMAL ZONING BOARD OF APPEALS
NORMAL, ILLINOIS**

**REGULAR MEETING
HELD ONLINE
THURSDAY, MARCH 18, 2021
5:00 P.M.**

Members Present via Zoom:

Mr. Anderson, Mr. Blakney, Ms. Brand, Mr. Palmgren, Mr. Penn, Mr. Sampson, and Mr. Schaab

Members Absent:

None

Others Present via Zoom:

Director of Inspections, Greg Troemel, Town Planner, Mercy Davison, Deputy Corporation Counsel, Jason Querciagrossa, Office Associate, Kody Swaney and Office Associate, Hilary Houk

Call to Order:

The meeting was called to order at 5:00 p.m. by Chairman Anderson and he noted a quorum was present.

Approval of Minutes:

Mr. Blakney moved, seconded by Mr. Palmgren, to approve the minutes of the December 17th, 2020, meeting.

Ayes: Mr. Blakney, Mr. Palmgren, Mr. Penn, Mr. Anderson, Ms. Brand and Mr. Sampson

Nays: None

Motion declared carried 6-0 with Mr. Schaab abstaining

Public Hearings:

a. **21-03-01-SU: Amended Special Use Permit, 501 Northtown Rd. and Property Adjacent to the West (Beyond Hello)**

Ms. Davison reviewed the staff report. Beyond Hello, a medical and adult-use cannabis dispensary, has been in operation for a couple years. The traffic to this site has increased and they are proposing a new 40-space parking lot next to their existing lot. The parking lot would include a couple of islands, line up to the driveway across the road, lighting and

landscaping added, and would tie into the existing parking lot. All lighting proposed meets code. The landscaping requirements are specific to the area that they are developing, and the applicants are requesting a variance. Because they are only developing a third of the property for the parking lot, the town supports the variance request by the applicant. If Beyond Hello would ever develop the remainder of this property, they would have to provide the landscaping required by code.

Mr. Anderson asked if this Amended Special Use Permit would go to Council as typical Special Use Permits do.

Ms. Davison responded this would go to Town Council on April 5.

Ketty Bencosme, 662 Passaic Avenue, Nutley, NJ, was sworn in by Chairman Anderson. She is the Construction Project Manager and said this is a straightforward plan to add 40 spaces of parking. They value being in this community and the expanded parking would better service the community.

Ms. Davison followed up to state the experience with Beyond Hello has been unremarkable in a good way and things seem to be going very well.

Mr. Palmgren asked if the applicants owned the farmland next door where the proposed parking lot would be developed.

Harris Shain, 4858 S. Classical Blvd, Delrey Beach, FL, was sworn in by Chairman Anderson. He is the Corporate Counsel for Jushi. Mr. Shain said they deal with a lot of different municipalities, but by and large, working with the Town, Mr. Troemel, and Ms. Davison, Normal is the best they have come across. He stated the Beyond Hello dispensary is being leased by Jushi and they have purchased the parcel next door, however technically the two lots are owned by separate entities.

There was brief discussion on trees and shrubs and development.

Mr. Penn made a motion, seconded by Mr. Schaab, to approve the motion as requested by the applicant.

Ayes: Mr. Blakney, Mr. Palmgren, Mr. Penn, Mr. Anderson, Ms. Brand, Mr. Sampson and Mr. Schaab

Nays: None

Motion declared carried 7-0

Other Business:

Internally with the Town of Normal, Office Associate Hilary Houk is replacing Office Associate Kody Swaney.

Adjournment:

There being no further business Mr. Palmgren moved, seconded by Mr. Penn, to adjourn the meeting at 5:21 p.m.

Ayes: Mr. Anderson, Ms. Brand, Mr. Blakney, Mr. Palmgren, Mr. Penn, Mr. Sampson, and Mr. Schaab

Nays: None

Motion declared carried 7-0

Respectfully submitted,

Kody Swaney
Office Associate