



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

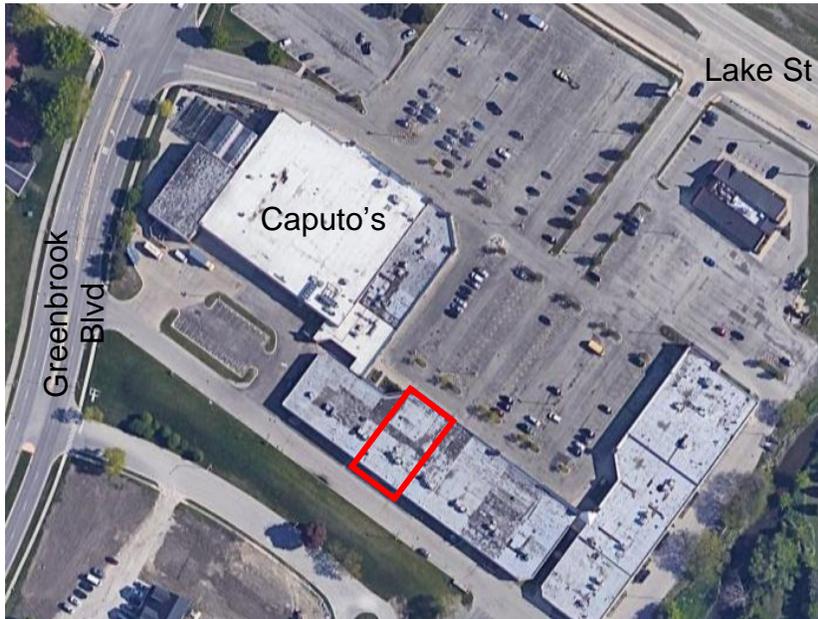
Trustees
Yasmeen Bankole
Liza Gutierrez
Syed Hussaini
Jon Kunkel
Herb Porter
Bob Prigge

Village Manager
Juliana A. Maller

DATE: October 20, 2023
SUBJECT: **Public Hearing** for a Special Use to operate a cannabis-dispensing facility at 1166 W Lake Street.
TO: Property Owners within 250 feet of the subject property
FROM: Community & Economic Development Department

This notice is being sent to you because your property is within 250 feet of the property at 1166 Lake St., Hanover Park, IL. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park. The applicant is proposing to operate an adult use cannabis dispensary, which is a Special Use. The details of the application are as follows:

Request: Approve adult use cannabis dispensary as a Special Use
Location: 1166 W. Lake Street (Greenbrook Plaza)
Applicant: Humza Razzak (applicant)
Public Hearing: **Thursday, November 9, 2023 at 7:00 p.m.**
Hanover Park Village Hall, Room 214, 2121 Lake St., Hanover Park, IL



The attached legal notice has a “legal description” of the shopping center property. The dispensary is proposed at 1166 W Lake, which is the location previously occupied by Empire Beauty School. No onsite consumption of cannabis is not allowed in Hanover Park.

All interested parties may attend the public hearing to learn more about the project or provide public comment.

The Development Commission agenda packet, including project plans, will be available on the Village website, www.hpil.org.

For further information, call 630-823-5780.

PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, November 9, 2023 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Humza Razzak (applicant) on behalf of Inspire Cannabis for a Special Use for a cannabis-dispensing facility per Sec. 110-5.9.3.dd B-2 local business district to permit the operation of an adult use cannabis-dispensing facility at 1166 W Lake Street in Hanover Park, Illinois (Greenbrook Plaza). The property is legally described as:

PARCEL ONE: That part of the southeast $\frac{1}{4}$ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Lake Street and the east line of Greenbrook Boulevard extended; thence south 38 degrees 09 minutes 12 seconds west along said east line of Greenbrook Boulevard; 150.00 feet to a point of curve; thence southwesterly along a curve of radius 1,150.00 feet convex northwesterly 303.31 feet arc to a point of beginning; thence southeasterly along a curve of radius 4,237.24 feet convex southwesterly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463.15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet, more or less, to the west line of the west branch of the DuPage River; thence south 23 degrees 20 minutes 45 seconds west along said west line, 20.37 feet to a point of curve; thence continuing along said west line being a curve of radius 910.00 feet convex southeasterly 476.57 feet arc to the northerly line of Tanglewood subdivision; thence north 47 degrees 34 minutes 01 seconds west, along said northerly line, 178.94 feet; thence north 23 degrees 25 minutes 07 seconds west 45.25 feet, more or less, to the southeasterly line of Tanglewood Court cul-de-sac; thence northerly along said southeasterly line being a curve of radius 49.00 feet convex easterly, 112.88 feet arc to a point of reverse curve; thence northerly along a curve of radius 50.00 feet convex southwesterly 16.46 feet arc to a point of reverse curve; thence northwesterly along a curve of radius 930.00 feet convex northeasterly 424.98 feet arc, more or less, to the east line of Greenbrook Boulevard; thence northeasterly along said east line being a curve of radius 1,250.00 feet convex southeasterly 122.71 feet arc to a point of reverse curve; thence continuing along the east line of Greenbrook Boulevard being a curve of radius 1,150.00 feet convex northwesterly 276.34 feet arc, more or less, to the point of beginning, in DuPage County Illinois.

Also

PARCEL TWO: That part of the southeast $\frac{1}{4}$ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the intersection of the centerline of Lake Street and the east line of Greenbrook Boulevard extended; thence south 38 degrees 09 minutes 12 seconds west along said east line of Greenbrook Boulevard 150.00 feet to a point of curve; thence southwesterly along a curve of radius 1,150.00 feet convex northwesterly 303.31 feet arc; thence southeasterly along a curve of radius 4,237.24 feet convex southwesterly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463.15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet, more or less, to the west line of the west branch of the DuPage River being a point of beginning; thence south 23 degrees 20 minutes 45 seconds west along said west line 20.37 feet to a point of curve; thence continuing along said west line being a curve of radius 910.00 feet convex southeasterly 476.57 feet arc to the northerly line of Tanglewood subdivision; thence south 36 degrees 38 minutes 52 seconds east 80.00 feet to the east line of the west branch of the DuPage River; thence northeasterly along the said east line being a curve of radius 990.00 feet convex southeasterly 518.48 feet arc to a point of tangency; thence north 23 degrees 20 minutes 45 seconds east 9.12 feet; thence north 58 degrees 38 minutes 49 seconds west

80.79 feet ,more or less, to the point of beginning, in DuPage County, Illinois.

Also

PARCEL THREE: That part of the southeast $\frac{1}{4}$ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the southwest corner of said southeast quarter; thence north 84 degrees 39 minutes 16 seconds east along the south line of said Section 6, 1,617.31 feet, more or less, to a line parallel to and 1,608.79 feet east of the west line of said southeast quarter; thence north 0 degrees 32 minutes 16 seconds east along said parallel line 1,123.17 feet, more or less, to the west line of the west branch of the DuPage River, said point being the point of beginning; thence continuing north 0 degrees 32 minutes 16 seconds east 368.76 feet, more or less, to the center line of Lake Street; thence north 58 degrees 38 minutes 49 seconds west 218.99 feet along said center line to a point of curve; thence continuing along said center line northwesterly on a curve of radius 3,787.24 feet convex southerly 219.36 feet, thence south 38 degrees 09 minutes 12 seconds west 200.09 feet; thence north 54 degrees 09 minutes 44 seconds west 228.99 feet, more or less, to the easterly line of Greenbrook Boulevard; thence southerly along said easterly line, being a curve of radius 1,150.00 feet convex northwesterly an arc distance of 250.94 feet; thence southeasterly along a curve of radius 4,237.24 feet convex southerly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463 .15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet, more or less, to the west line of the west branch of the DuPage River; thence north 23 degrees 20 minutes 45 seconds east along said west line 9.27 feet to a point of curve; thence continuing along said west line northeasterly on a curve of radius 290.00 feet convex westerly 125.47 feet arc to the point of beginning, in DuPage County, Illinois. (Except from parcel 3 that part thereof falling in the following described tract: that part of lots 1 and 2 in Ray W. MacDonald, County Clerk's Greenbrook Plaza assessment plat of part of the southeast $\frac{1}{4}$ of Section 6, Township 40 North, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded October 21, 1976 as document R76-76388, described as follows: commencing at the intersection of the centerline of Lake Street and the easterly line of Greenbrook Boulevard, extended north, said point of being on a 3787.11 foot radius curve, the center of circle of said curve having an assumed bearing of north 38 degrees 34 minutes 16 seconds east from said point; thence southeasterly along said curve, central angle 03 degrees 28 minutes 55 seconds, a distance of 230.14 feet to a northerly corner of said lot 1 for a point of beginning thence continuing southeasterly along said curve, being said centerline of Lake Street, a distance of 220.51 feet, central angle 03 degrees 20 minutes 10 seconds to a point of tangency thence south 58 degrees 14 minutes 48 seconds east along said centerline, a distance of 218.86 feet to the east line of the west 1608.79 feet of the southeast $\frac{1}{4}$ of section 6 aforesaid; thence south 00 degrees 4 minutes 15 seconds west along said east line, 85.52 feet; thence north 59 degrees 10 minutes 53 seconds west, 306.05 feet; thence north 54 degrees 25 minutes 48 seconds west, 186.15 feet to a westerly line of grantor's property; thence north 38 degrees 34 minutes 16 seconds east along said westerly line, 72.96 feet to the point of beginning in Du Page County, Illinois.

PIN: 02-06-402-010-0000

Commonly Known As: Greenbrook Plaza, 1166 W Lake Street, Hanover Park, Illinois 60133

Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.

Published by order of the Hanover Park Development Commission.