
**VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 23 - 06

**AN ORDINANCE CONDITIONALLY APPROVING A SPECIAL USE PERMIT FOR AN ADULT USE
CANNABIS DISPENSARY LOCATED AT 4660 N. HARLEM AVENUE IN THE B2 CENTRAL SHOPPING
ZONING DISTRICT**

(INLABS I, LLC D/B/A GREEN ROSE DISPENSARY)

Passed by the Board of Trustees, March 8, 2023

Printed and Published March 8, 2023, in Pamphlet Form
By Authority of the Village Board of Trustees

**VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS**

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Village Clerk

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COOK COUNTY, ILLINOIS**

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CANNABIS DISPENSARY LOCATED AT 4660 N. HARLEM AVENUE IN THE B2 CENTRAL
SHOPPING ZONING DISTRICT**

(INLABS I, LLC D/B/A GREEN ROSE DISPENSARY)

WHEREAS, the Village of Harwood Heights (the "Village") is an Illinois municipal corporation organized and operating pursuant to authority granted by the Constitution and Laws of the State of Illinois;

WHEREAS, the Village is a home rule unit of government pursuant to Section 6(a), Article VII of the 1970 Illinois Constitution;

WHEREAS, pursuant to its home rule power, the Village may exercise any power and perform any function relating to its government and affairs;

WHEREAS, the Corporate Authorities have a duty pursuant to Section 17.56.010(A)(4) and Section 17.56.210(D) of the Village of Harwood Heights Code of Ordinances to act as the final decision-making body for special use permit requests, and in that capacity, must either approve, approve subject to conditions, or deny requests for special use zoning relief;

WHEREAS, InLabs I, LLC ("Petitioner") is seeking a special use permit to open and operate an adult use cannabis dispensary to be known as "Green Rose Dispensary" in the former Byline Bank building at 4660 N. Harlem Avenue in Harwood Heights ("Property");

WHEREAS, the Property is located in the B-2 Central Shopping District ("B2") which allows cannabis dispensaries only pursuant to special use approval;

WHEREAS, pursuant to powers granted to it by Section 17.56.020 of the Village Code, the PZC had jurisdiction to hold a public hearing to consider special use permit requests and, in its

capacity as an advisory body, make recommendations thereon to the Village Board, and the Village Board has final authority to approve or deny the requested special use permit pursuant to Sections 17.56.010(A)(4) and 17.56.210(D) of the Village Code; and

WHEREAS, the PZC convened a duly noticed public hearing (Hearing No. 22-04) on October 26, 2022, to consider Petitioner's application for a special use permit; and

WHEREAS, the PZC made certain factual findings by a 5-4 simple majority vote of those in attendance at the public hearing, but the vote to recommend approval to the Village Board of granting a special use permit to Petitioner ultimately failed by falling one vote short of the six-vote minimum threshold established by Section 2.54.070 of the Village of Harwood Heights Zoning Code;

WHEREAS, the PZC's final advisory recommendation to the Village Board constitutes, by operation of local ordinance, a decision recommending that the Village Board deny the requested special use permit to the Applicant;

WHEREAS, the PZC submitted its REPORT OF FINDINGS OF FACT AND RECOMMENDATION OF THE HARWOOD HEIGHTS PZC TO THE VILLAGE BOARD OF TRUSTEES TO DENY A SPECIAL USE PERMIT (the "PZC Findings and Recommendation") to the Corporate Authorities for review, a true and correct copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, Section 17.56.170(I)(3) of the Zoning Code requires a two-thirds supermajority vote of the Village Board in order to approve the special use permit to Petitioner in spite of the PZC's failure to recommend the same;

WHEREAS, the Corporate Authorities have reviewed Petitioner's application for a special use permit, the transcript of the PZC public hearing, the PZC Findings and Recommendation, the

legal standards and criteria by which the requested special use permit is to be judged as set forth in the Village Code and other governing law;

WHEREAS, the Corporate Authorities concur with the factual findings rendered by the majority of the PZC as set forth in the PZC Findings and Recommendation, but further find that the findings support issuance of a special use permit to Petitioner, subject to and contingent upon the conditions set forth in Section 2(B) of this Ordinance; and

WHEREAS, the Corporate Authorities have concluded that the special use permit, subject to and in conformance with the terms and conditions of this Ordinance, will be beneficial to the Village, will further the development of the Property, and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Harwood Heights, County of Cook, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Conditional Grant of Amended Special Use Permit.

A. **Special Use Amendment.** Pursuant to the authority granted to it by Sections 17.56.010(A)(4) and 17.56.210(D) of the Village Code, the Corporate Authorities hereby grant special use permit approval for the operation of an adult use cannabis dispensary on the Property in accordance with the plans articulated in Petitioner's special use application materials, subject to the following conditions and restrictions articulated in Section 2(B).

B. Conditions. The special use permit approved in Section 2(A) of this Ordinance will be and is hereby expressly subject to and contingent upon each and every of the terms, conditions, and restrictions specified in this Subsection 2(B). Upon failure or refusal of the Petitioner to comply with the conditions, restrictions, or provisions set forth herein, the special use herein approved will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees will not revoke the special use permit herein granted unless it first provides Petitioner with an opportunity to be heard at a regular or special meeting of the Board of Trustees. The conditional approval of the special use permit provisionally granted herein shall be and is hereby expressly subject to and contingent upon each and every term, condition, and restriction specified in this Subsection 2(B). Upon failure or refusal of Petitioner to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit approved by this Ordinance will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees will not revoke the special use permit unless it first provides Petitioner with an opportunity to be heard at a regular or special meeting of the Board of Trustees, as provided for in Section 17.56.170(M) of the Village Code. The conditional approval of the special permit is premised on full compliance by Petitioner, and any other operators or tenants and any successor owners, landlords, lessees, operators, and assigns with the following conditions:

1. That Petitioner shall, prior to commencing build-out, occupancy or operations on the Property as applicable, obtain all necessary permits, certificates, consents, authorizations and approvals of any kind or nature as may be required by local, state or federal laws or regulations from all governmental bodies with jurisdiction over the Property or the business to be conducted therein;
2. That the dispensary be conducted and operated in full accordance with the plans, drawings and documents appended hereto in **Exhibit B**, subject to any approved or required modifications thereof as may be permitted or

directed by the Village in accordance with the procedures for minor and/or major alterations as set forth in Section 17.56.180(I) of the Village Code. It is understood and agreed that the Plans contained in **Exhibit B** are preliminary and that minor changes, revisions, refinements and other non-substantial deviations of a technical nature are likely to occur and that such technical, minor changes may be approved by the Village's Building Commissioner following internal or third-party review without additional action by the PZC or the Corporate Authorities of the Village. Changes that are not of a technical nature and which involve a significant deviation from the plans approved herein by the Village Board, as determined by the Building Commissioner, shall be referred back to the PZC for recommendation and the Village Board for final approval;

3. That a sign within the dispensary shall advise patrons that cannabis consumption is not allowed on-site;
4. The parking lot must be lit in such a manner and during such hours as deemed necessary by the Village to protect employees, customers, and visitors;
5. Emergency vehicles must have unobstructed access to all sides of the facility;
6. The dispensary shall be subject to random and unannounced inspections during regular business hours by local law enforcement as well as inspections prompted by reasonable cause to believe a violation of a Village ordinance exists; and
7. This special use permit approval shall be effective for 365 days from the date of passage of this Ordinance, during which time the dispensary shall open to the public. Failure to comply with the provisions of this paragraph within the time periods provided for may result in a revocation of all or part of this special use permit for cause by the Village Board.

SECTION 3. Binding on Successors and Assigns.

The terms and conditions of this Ordinance shall be binding upon Petitioner, its successors, affiliates, and assigns.

SECTION 4. **No Authorization of Work.**

This Ordinance does not authorize the commencement of any work or other site development activities on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced upon the Property until all conditions precedent set forth in this Ordinance for such work to proceed have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable laws.

SECTION 5. **RESOLUTION OF CONFLICTS.**

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

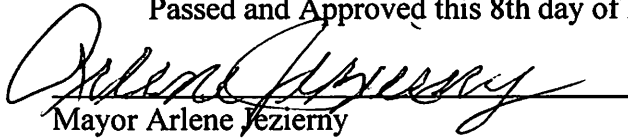
SECTION 6. **SAVING CLAUSE.**

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

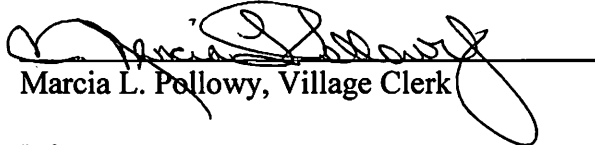
SECTION 7. **EFFECTIVE DATE.**

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed and Approved this 8th day of March, 2023.


Mayor Arlene Jezierny

ATTEST:


Marcia L. Pollowy, Village Clerk

VOTES

AYES: Trustee Brutto, Steiner, Brzezniak-Volpe, Brzozowski-Wegrecki, Zerillo, Lewandowski

NAYS:

ABSENT:

ABSTAIN:

EXHIBIT A

**VILLAGE OF HARWOOD HEIGHTS, COOK COUNTY, ILLINOIS
PZC**

In Re the Matter of:	}	
InLabs I LLC d/b/a Green Rose Dispensary	}	
for a Special Use Permit Authorizing Operation	}	No. 22-04
of an Adult Use Cannabis Dispensary in B-2	}	
Zoning District at 4660 N. Harlem Avenue	}	

REPORT OF FINDINGS OF FACT AND RECOMMENDATION
TO THE VILLAGE BOARD OF TRUSTEES
TO DENY SPECIAL USE PERMIT

Attached on following pages.

**VILLAGE OF HARWOOD HEIGHTS, COOK COUNTY, ILLINOIS
PZC**

In Re the Matter of:	}	
InLabs I LLC d/b/a Green Rose Dispensary	}	
for a Special Use Permit Authorizing Operation	}	No. 22-04
of an Adult Use Cannabis Dispensary in B-2	}	
Zoning District at 4660 N. Harlem Avenue	}	

REPORT OF FINDINGS OF FACT AND RECOMMENDATION
TO THE VILLAGE BOARD OF TRUSTEES
TO DENY SPECIAL USE PERMIT

I. BACKGROUND

A. PETITIONER

InLabs I, LLC (“Applicant”) is a limited liability company organized and operating in Illinois. Applicant received a Conditional Adult Use Dispensing Organization License for the Chicagoland Area from the Illinois Department of Financial and Professional Regulation (“IDFPR”) on July 22, 2022 (“State License”). The proposed facility would operate as the “Green Rose Dispensary.” Applicant’s corporate leadership includes individuals with extensive experience in the Illinois cannabis industry.

B. PROPERTY

The site of the proposed dispensary is 4660 N. Harlem Avenue in Harwood Heights, located at the southwest corner of Harlem and Leland Avenues. The Property is identified by P.I.N. 12-13-211-042-0000 (the “Property”) and is owned by Applicant. The Property is 14,674 square feet and is the site of the former Byline Bank building, a 2,415 square foot, single story building that would be internally renovated to suit the needs of Applicant’s proposed adult use cannabis dispensary (“Dispensary”). The building has been vacant since 2019. Other than the installation of security cameras, no exterior changes to the building are proposed.

Harlem Avenue is dominated by commercial uses. Immediately north of the Property, while the larger surrounding area presents a mix of commercial, industrial and single- and multi-family residential. West of the Property is a residential neighborhood comprised of single-family detached housing. Immediately north of the Property across Leland Avenue is a multi-family condominium building.

The Property is served by two existing driveways, located on Leland and Harlem, respectively. Customers would enter the Property on Leland and exit onto Harlem. Of note, the proposal is consistent with the bulk, dimensional and setback requirements of the host B-2 zoning district. In addition, Section 17.50.050.B.xvi of the Zoning Code classifies cannabis dispensaries in the general “all other business and commercial establishments” category of off-street parking in Table 17.28.150.1 of the Code, which means that the Village Code requires ten

(10) parking spaces. Applicant's materials reveal 13 parking spaces, including one handicapped accessible space, which is more than the minimum required number of off-street parking spaces under the Zoning Code. The Property contains legacy drive-through spaces that served the former Byline Bank. Neither the Village nor the State allow drive-through service at cannabis dispensaries.

C. APPLICATION

Applicant applied for a special use permit to operate an adult use cannabis dispensary on the Property. The term "adult use" is synonymous with "recreational use" and the terms are used interchangeably by the Applicant and PZC. It is the only type of cannabis dispensary that is being newly opened in Illinois, as individuals with prescriptions may patronize the same facilities in order to fill prescriptions. The Property is located in the B2 Central Shopping Zoning District, in which the Dispensary requires a special use permit in order to open and operate.

Each of the applicable submittal requirements, detailed below, was met with a responsive submission. The PZC acknowledges that the application is complete, triggering the PZC's jurisdiction to determine whether Applicant has adequately established that the Dispensary satisfies the evaluative criteria for special use permit approval as set forth in Section 17.56.180(c) of the Zoning Code.

D. LEGISLATIVE BACKGROUND

Illinois passed the Cannabis Regulation and Tax Act (the "Act"), legalizing the possession, use and sale of cannabis for recreational use for adults twenty-one (21) and over beginning in 2020. Shortly thereafter, the Village of Harwood Heights ("Village") exercised its zoning powers to designate adult use cannabis dispensaries (and various other types of cannabis businesses) as specially permitted uses in the Village's B1 and B2 commercial zoning districts.

The Village requires additional submissions for cannabis-related special use permit applicants to ensure that the Village has adequate information to identify and evaluate the impact of such businesses on the surrounding area. The Village presently only authorizes one recreational cannabis dispensary and one medical-exclusive dispensary in the Village, as well as authorizing cannabis craft growers as special uses in the Village's industrial zoning districts.

The Dispensary cannot be within 1,500 feet of any other existing dispensary, and must be at least 500 feet from the property line of any nursery school, preschool, elementary or secondary school or day care center, day care home, group day care home, part-day child care facility, or residential care home, public park, public library, church, chapel, temple, synagogue or other facility whose principal use is religious worship. Applicant has furnished a map depicting the existing properties within 500 feet of the Property, free of the prohibited uses.

The Village does not authorize on-site consumption of cannabis products and no display of products may be visible from the exterior. Customers must be at least 21 years old in order to access the Dispensary.

E. EXISTING ZONING

The Property is zoned B-2 - Central Shopping District ("B2"). The B2 zoning classification is intended to accommodate prime retail trade activities of Village-wide and regional significance, located primarily within the core of the downtown area. Regulations provide for a wide variety of related shopper type business establishments along with personal services and other complementary uses characteristic of a major shopping center. The B2 district is the Village's most intensive commercial zoning designation, designed for high-volume businesses.

F. JURISDICTION

Pursuant to powers granted to it by Section 17.56.020(A)(4) of the Village Code, the PZC has jurisdiction to hear requests for special use permits and act in its capacity as an advisory body to recommend to the Village Board whether to approve, conditionally approve, or deny the proposed use of the Property. In order to obtain a special use permit to proceed with the Project and operate the Property in accordance with the presented plans, Applicant must demonstrate to the PZC that its plans satisfy the special use criteria set forth in Section 17.56.210(C) of the Village Zoning Code. In addition to these typical special use criteria, the application is reviewed for compliance with additional criteria and regulations embedded in Chapter 17.50 of the Village Code specific to adult use cannabis dispensaries.

G. NOTICE

Notice of the public hearing was properly provided by (i) the Village publishing notice in the *Pioneer Local – Norridge-Harwood Heights Edition* between 15 and 30 days prior to the PZC public hearing, (ii) the Village sending certified mailings to property owners within 250 feet of the property using addresses supplied by the Applicant, and (iii) the Applicant posted signage on the Property fifteen (15) days or more in advance of the hearing.

H. PUBLIC HEARING

Prior to convening the public hearing, the PZC reviewed the application materials and a memorandum from the Village attorney setting forth the procedures and criteria governing special use zoning relief under the Village Zoning Code.

After reviewing the application for a special use permit and associated materials submitted by Applicant (cumulatively, the "Application Materials"), attorney comments, and the legal standards and criteria by which the requested special use permit is to be judged as set forth in the Village Code, the Harwood Heights PZC conducted a properly noticed public hearing on October 26, 2022 to consider Applicant's special use permit application (the "Hearing"). At the Hearing, the PZC listened to testimony and evidence presented by Applicant in support of the requested special use permit, questioned the Applicant, and questions and comments from the public in attendance, and deliberated on the merits of Applicant's request for a planned development permit.

Nine of the eleven PZC members were present for the Hearing. The PZC's recommendation is based upon the Application Materials, testimony and exhibits presented at the public hearing, the conformance of the proposed plan to the Zoning Code and Comprehensive Plan, the PZC's determination as to the impact of the proposal on the neighborhood, surrounding area, and community as a whole.

I. Criteria

i. Regular Special Use Criteria

Special use approvals are governed by Section 17.56.210 of the Village Code. The purpose of special use permit review is to study the proposal to ensure that it will not be detrimental to other permitted uses in the area/zoning district. "A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses." (§17.56.210(A)). In order to secure approval of the Project on the Property, Applicant must demonstrate that its proposal fulfills each of the criteria for a special use set forth in Section 17.56.210(C) of the Village's Zoning Code, as follows:

1. The Dispensary complies with the goals, policies and recommendations in the Comprehensive Plan.
2. The Dispensary complies with the B2 zoning district standards, or with authorized deviations.
3. The Dispensary complies with the Village's regulations governing recreational cannabis dispensaries (see Chapter 17.50)
4. Complementary uses are available, such as business, commercial and transportation facilities.
5. The Dispensary is compatible with and protective of neighboring properties through measures such as:
 - Privacy protection is offered to neighbors (buffers such as fences, walls, and landscaping reduce noise and visual intrusion on neighboring properties).
 - A site plans minimize negative impacts of the proposed use on surrounding properties.
 - Site design is compatible with nearby properties, including scale of building, building materials, building coverage, landscaping, lighting, signage, and noise.

6. Parking, loading and vehicle/pedestrian circulation is designed to make safe and efficient movement onsite and to minimize negative impacts on nearby streets and properties. Also, safe access to streets provided.
7. Adequate public facilities and services are available concurrent with the projected impact of the dispensary.

ii. Additional Cannabis Dispensary Application Requirements

Under the Village's zoning regulations, Applicant must submit far more detailed operational information and plans than other types of prospective zoning applicants (or other types of businesses generally) in the Village, as well as being subject to stringent and comprehensive State and local regulations through the IDFPR, the Illinois Department of Public Health ("IDPH") and other regulatory agencies. Applicant's special use application is complete, in that it has tendered all of the required information for special use permit consideration in the Village generally, as well as the additional submissions required that are specific to prospective cannabis dispensaries in the Village pursuant to Section 17.50.010, namely:

- + a copy of all applications and plans submitted for required State licenses;
- + proof that all required State licenses have been approved;
- + proposed hours of operation;
- + odor control plan;
- + security plan;
- + inventory control plan to prevent diversion, theft or loss of cannabis on premises and during delivery;
- + floor plan;
- + plan for the recycling and destruction of cannabis waste;
- + map of the surrounding area depicting that no part of the Property is within a prohibited distance from the property line of an existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, public park, or an area zoned for residential use;
- + site plan detailing that the location is sufficient in size, utility infrastructure, including power allocation and lighting, parking, product handling and storage; and

- + affidavit attesting that the proposed dispensary would be in full compliance with and shall remain in compliance with the Cannabis Regulation and Tax Act and administrative rules promulgated thereunder;
- + a description of any additional training and education that will be provided to the proposed Recreational Cannabis Dispensary agents;
- + traffic study; and
- + data projecting the anticipated vehicle parking demand generated by the proposed facility including, without limitation, the number of available parking spaces and the peak number of employees at the facility at any one time.

II. FINDINGS OF FACT & LEGAL CONCLUSIONS

After reviewing all application materials, hearing testimony, receiving evidence, and listening to public comment at the bifurcated public hearing conducted on November 20, 2013, the Harwood Heights PZC finds as follows:

1. The foregoing recitals shall be and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
2. All exhibits, testimony and evidence presented at the public hearing is made a part of the official record of proceedings and is hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
3. The PZC finds and concludes that the public hearing was properly noticed in accordance with Village regulations.
4. The PZC finds and determines that the Applicant abided by all of the procedural requirements associated with the Village's special use process, including timely submittal of all required application components.
6. The exterior of the building will be left intact, except for installation of security cameras and identifying signage. Similarly, the off-street parking, interior drive circulation and access drives are not proposed to change in connection with the operation of the Dispensary. The cessation of the drive-through lanes will be the only notable change to the Property, reflecting a reduction in the intensity of the use of the Property.
7. The Dispensary would operate from 9 a.m. to 10:00 p.m. every day of the week.
8. Twenty employees are anticipated to work at the Dispensary, though fewer than ten at any time are anticipated.
9. Cannabis products and cash are securely stored in customer-inaccessible areas of the building during operating hours and in a reinforced vault room after hours.

10. Onsite, professional security staff will be present within the building during all hours of operation and one hour before and one hour after the Dispensary opens and closes, respectively.

11. The security for the Property includes a private security firm providing on-site personnel prior to, during and immediately after operational hours, an extensive on-site interior and exterior video surveillance and recording system equipped with facial and license plate recognition technology and a feed linked directly to the Illinois State Police and the IDFPR, which system includes the parking lot and perimeter areas of the building exterior, customer identification checks before access is granted to the sales floor, on-premises staff and delivery monitoring, security patrols of the building and adjacent areas including the parking lot, reinforced steel-core security doors and industry standard high-security locks, an absence of perimeter windows, and working closely with local Village law enforcement to identify and respond to community or Dispensary concerns.

12. Applicant's waste destruction plan meets or exceeds State standards, providing for the timely destruction of controlled products in a manner that renders them effectively inert prior to disposal. All destruction activities take place within the secured vault and are recorded and verified through a State traceability program prior to being transferred to a solid waste facility licensed to handle such materials via special disposal pickups.

13. The only trash stored outside of a secured area is unrelated to cannabis waste.

14. Approximately four randomized deliveries and cash pickups occur per week to minimize security threats. The delivery access point is located on the south side of the building via a secure-access door.

15. No schools, day cares, public parks, libraries, or religious facilities are located within 500 feet of the Property.

16. The Dispensary is not anticipated to materially increase vehicular traffic over the historical use of the building for a retail banking facility, other than its operation during weekends. Vehicles would enter the Property from Leland and exit onto Harlem.

17. The 13 off-street parking spaces on the Property are sufficient under the Zoning Code. Applicant testified that employees would not park on the Property, though did not address where employees would park. Two additional on-street parking spaces adjacent to the site on Leland are available to the Dispensary and the public at-large in accordance with the Village's on-street parking regulations and restrictions.

18. The PZC listened and credited testimony from neighboring property owners, primarily those located within the condominium building north of the Property, regarding a variety of concerns focused primarily on fears of increased vehicular traffic, customer loitering and cannabis consumption off the Property in the surrounding neighborhood, influence on minors, employees and overflow customers parking in already-congested nearby areas of the

Village, attracting unsavory populations to the Village, and increasing crime, thus burdening local law enforcement.

19. The PZC distinguished between public comments premised on a general anti-cannabis animus versus those raising concerns about issues related to special use zoning criteria.

20. The PZC recognizes that adult-use cannabis dispensaries are legal and heavily regulated in the State of Illinois and that the Village has previously determined through the adoption of amendments to its Zoning Code, that an adult-use cannabis dispensary is an eligible use within the Village's B1 or B2 commercial zoning districts, subject to demonstrated compliance with the applicable criteria. As such, the PZC finds that its focus must remain on zoning compliance elements and criteria rather than a determination as to whether a cannabis dispensary generally is suitable for operation within the Village. In short, the PZC narrowly focused on a determination as to whether the location and operational details are appropriate in light of the Zoning Code special use criteria.

21. No deviations from the Village's bulk, setback or yard requirements were requested by the Applicant or recommended by the PZC.

22. The PZC finds and determines that the Property is depicted as "General Commercial" in the Land Use Plan (Figure 8 of the Comprehensive Plan) of the Village's Comprehensive Plan and that the Dispensary, while a novel type of use in the Village, is a lawful use fundamentally similar to other types of retail uses.

23. As a retail use, the proposed Dispensary is consistent with the historical uses of the Property and consistent with the envisioned future use of the Property.

24. The Comprehensive Plan identifies Harlem Avenue as one of two "primary commercial corridors," appropriate for "substantial amount of commercial development and redevelopment. . . (pg. 37). Harlem Avenue is singled out as being an ideal location for large-scale developments designed to "attract customers from a longer distance." (*Id.*) The Dispensary is a type of use that, while increasingly prevalent, for the time being could reasonably be expected to attract customers from the surrounding communities.

25. The PZC finds and determines that the proposed use complies with the goals, policies and recommendations set forth in the Comprehensive Plan insofar as it is consistent with the Comprehensive Plan's expressed preference for commercial use and the redevelopment of underutilized parcels, such as the Property, which has been continuously vacant for approximately four years.

26. Residents of the condominium building to the north of the Property identified concerns with increased traffic along Leland, increased crime and loitering by customers of the Dispensary, overflow parking, and diminished property values. The PZC is sympathetic to such concerns, but finds no evidence supporting contentions of lower property values in the vicinity of cannabis dispensaries and notes that the Applicant's security plan adequately addresses security concerns within the four corners of the Property.

27. Given that the Village has previously found this type of use to be appropriate for the B2 zoning district, the PZC finds that the societal-level and values-based concerns expressed by neighboring residents are beyond the reasonable control of Applicant and that Applicant should not be expected to control against predictions of off-site mayhem generated by a lawful use. Moreover, the PZC finds that the Harlem Avenue location of the Property is better equipped to address the quality-of-life concerns expressed by neighboring residents, who live along a major commercial thoroughfare.

28. While acknowledging the concerns of the residents, the PZC finds and determines that the Dispensary is ultimately compatible with the commercial usage of adjoining properties, in that the use and site design are consistent with current and historical use of the Property and similar to neighboring or alternative commercial uses that might be anticipated to occupy the Property if Applicant does not secure a special use permit.

29. The PZC finds that the Dispensary is, on balance, consistent with public health, safety and welfare due to its anticipated expansion of the Village's commercial base and consequent bolstering of sales tax revenues and potentially reducing the tax burden on Village residents, and representing the redevelopment of a vacant commercial property with a minimal material impact on truck traffic, customer traffic, noise, odors and other externalities than would be typically associated with retail uses along a busy commercial corridor.

30. Although the PZC considered the off-street parking-related concerns of residents living in the immediate vicinity of the Property, the PZC nonetheless ultimately finds and concludes that the relative gains to the Village and its residents at-large associated with the Dispensary, on balance, outweigh the parking challenges that might be associated with a successful retail development.

31. Perceived incompatibility between the Dispensary and nearby residential uses are a function of the Village's density and the close proximity of residential districts to commercial and industrial areas. While neighboring residents identified legitimate concerns regarding traffic flow and overflow parking, the PZC did not find that such issues were materially different as between the Dispensary and a retail use of the sort that could operate on the Property as-of-right. The PZC finds and determines that the Project is compatible with adjoining and nearby properties insofar as the Property is intended to feature commercial development and has historically been the site of retail activities.

32. The PZC finds and determines that complementary uses are available in the vicinity, including public transportation, off-street parking, and complementary business uses.

33. The proposed use complies with the B2 zoning district standards, and no relief from such standards has been requested or granted.

34. The PZC finds that the proposed use is compatible with adjoining and nearby properties insofar as substantially no exterior changes to the building or Property are contemplated.

35. The PZC finds that existing utilities servicing the site, including water, sanitary sewer, storm sewer, electric service, gas service, and phone service are sufficient to service the Dispensary and, further, that these technical elements will be further reviewed by third-party consultants as part of the occupancy permitting processes.

36. The PZC finds and determines that Applicant has adequately demonstrated that the 13 off-street parking spaces are likely to be sufficient to accommodate customers in that the duration (short) and volume (20 to 30 per hour) of such visits is anticipated to be within the capacity of the field of parking. Applicant's traffic study noted that the ITE Parking Generation Manual, 5th Edition project cannabis dispensary parking demand at peak volume of 2.2 spaces per 1,000 square feet of gross floor area, which translates for the Property to a peak demand of six parking spaces.

37. The PZC acknowledges that no access rights to off-site, off-street parking for Dispensary employees had been secured by Applicant at the time of the hearing.

38. The PZC finds and determines that Applicant's proposal is consistent with the enhancement of the Village's property tax base and prioritizing retail and service uses to enhance the experience of Village residents, workers and visitors.

39. On balance, the PZC finds that the Project will have a positive impact on Village health, safety and welfare by enhancing the Village tax base, revitalizing an underused property, and offering a desirable service for area residents and workers.

40. Based on the foregoing, the PZC finds that the Project would constitute an improvement to the Village, is consistent with the Village's goals articulated in the Comprehensive Plan, is in the public interest and should be approved as presented.

41. The PZC finds that the Proposed Uses are compatible with adjoining and nearby properties insofar as no material changes to the exterior façade, Property, or landscaping are proposed. The Dispensary will not generate more environmental externalities than is typical for uses in the host B2 zoning district.

42. The PZC finds and determines that, in the main, the parking and vehicle/pedestrian circulation have been appropriately designed to allow for safe and efficient movement for patrons accessing the Dispensary.

43. Based on the foregoing, the PZC finds that the renovation and repurposing of the vacant Building on the Property would constitute an improvement to the Village.

III. RECOMMENDATION

NOW THEREFORE, following a public hearing hosted by the Village of Harwood Heights PZC, held on October 26, 2022 (Hearing No. 2022-4), the PZC voted by a 5 – 4 majority vote (ZBA members Foudas and Heinzinger absent), to recommend that the

Village Board issue a special use permit to Applicant InLabs I LLC d/b/a Green Rose Dispensary to operate an adult use cannabis dispensary at 4660 N. Harlem Avenue for the reasons set forth in the foregoing Findings of Fact. Pursuant to Section 2.54.070 of the Village of Harwood Heights Zoning Code, however, a minimum of six members of the PZC must concur with a favorable recommendation to the Village Board on any pending matter in order to result in an affirmative recommendation. Therefore, despite the PZC's 5 – 4 majority vote in favor of granting a special use permit to Applicant to operate the Dispensary, the vote results in a final decision recommending DENIAL of the special use permit to Applicant.

By:



Chris White, PZC Chair

On Behalf of and with the Approval
of the Village of Harwood Heights PZC

Date:

3/7/2023

EXHIBIT B

Application Materials

Attached on following pages.

VILLAGE OF HARWOOD HEIGHTS



APPLICATION FOR DEVELOPMENT APPROVAL: SPECIAL USE REVIEW AND APPROVAL

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of Harwood Heights. To complete the form properly, please review the accompanying *Village of Harwood Heights Instruction Manual for Application for Development Review*. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Green Rose Dispensary - InLabs I, LLC
2. Project Location: 4660 N. Harlem Avenue
3. Brief Project Description:
Adult Use Cannabis Dispensary
4. Project Legal Description:
Adult Use Cannabis Dispensary
5. Project Property Size in Acres and Square Feet: .337 acres; 14,674 sq. ft.

B. Owner Information

1. Signature: _____
2. Name: Chris Stone
3. Address: 1401 Williams Boulevard, Springfield, IL 62704
4. Phone Number: 217-220-0755 5. Fax: _____ 6. Email: emsmidwestllc@gmail.com

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: _____
2. Name: Ross Morreale
3. Address: 5875 Collins Ave, Apt. 2101, Miami Beach, FL 33140
4. Phone Number: 312-909-6980 5. Fax: _____ 6. Email: rossmorreale@att.net

Official Use Only		
App Date: _____	PC Date(s): _____	Zoning District: _____
Com Date: _____	CA Date: _____	Comp Plan: _____
PC Approved: <input type="checkbox"/>	Approved with conditions: <input type="checkbox"/>	Denied: <input type="checkbox"/>
CA Approved: <input type="checkbox"/>	Approved with conditions: <input type="checkbox"/>	Denied: <input type="checkbox"/>

PART II. APPLICATION REQUIREMENTS

The following table provides the type and quantity of materials required to be submitted with a special use application. The number associated with each material corresponds with the number used in Part II of the *Village of Harwood Heights Instruction Manual for Application for Development Approval* where each material is described in greater detail.

Please note that when two quantities of drawings are required (such as: 5/15), the first number indicates the number of full-size drawings to be submitted (at a scale of at least 1" = 20' and no larger than 30" x 42") and the second number indicates the number of reduced (11"x17") copies to be submitted. At least one of the original full-size drawings should be signed and sealed by the preparer. For ease of distribution, please collate into packets all of the materials where multiple copies are required. Packet contents should be assembled in order, except for drawings which should all be collated together at the back of the packet.

The required materials and number of copies shown below are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials and/or copies as necessary to fully evaluate the proposed project.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		# Copies Required	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	1					
2.	Project Narrative	20					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
9.	Survey / Legal Description	5/15					
10.	Site Plan	5/15					
11.	Building Elevations	5/15					
12.	Floor Plans	5/15					
13.	Roof Plan	5/15					
14.	Color Rendering	20					
15.	Photographs of Existing Property and Area	20					
16.	Landscape Plan	5/15					
18.	Village Utility Impact Calculations and Report ^(b)	20					
19.	Preliminary Utility Improvement Plans ^{(b) (c)}	5/15					
20.	Utility Letters ^(b)	5					
21.	Traffic Study ^(b)	12					
22.	IDOT Permit for Work ^(d)	20					

^(a) Please see *Village of Harwood Heights Instruction Manual* for complete description of item.

^(b) Applies only to projects with more than 15,000 sq. ft. of commercial/industrial floor area or more than 25 residential units.

^(c) Applies only to projects proposing to remove or construct public utilities.

^(d) Applies only to projects proposing to modify access points, landscaping, or other improvements on state right-of-way (Gunnison, Harlem, and Lawrence Avenues).

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	Square Feet				Percentage	
	Existing	Demolished	New	Net	% of Building	% of Site
Site Area				14,674		
Building Area						
Below grade						
Basement 1	0					
Basement 2	0					
Subtotal below grade	0					
Above Grade						
Ground floor	2,415				100%	16.46%
2nd floor	0					
3rd floor	0					
4th floor	0					
5th floor	0					
6th floor	0					
Subtotal above grade	2,415				100%	
Total above & below grade	2,415				100%	
Habitable	2,415				100%	
Parking Garage	0				0	
Impervious Area						
Landscaped Area						
Lot coverage (sq. ft.)	14,674					
FAR	With garage:			Habitable only:		
# of Dwelling units	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	Total
Ground floor						
2nd floor						
3rd floor						
4th floor						
5th floor						
6th floor						
Density (units/acre)						

Square Footage	Parking	Residential	Retail/Commercial	Office	Industrial	Other	Total
Basement 1							
Basement 2							
Ground floor			2,415				2,415
1 st floor							
2 nd floor							
3 rd floor							
4 th floor							
5 th floor							
6 th floor							
Total							2,415

Parking				
Garage	Standard	Handicapped	Total	
1 st level				
2 nd level				
3 rd level				
Typical space dimension				
Typical aisle width				
Outdoor	Standard	Handicapped	Total	
Number of spaces	12	1	13	
Typical space dimension	9 ft x. 20 ft	8.8 ft. x 20 ft		
Typical aisle width	10 ft. min.			
Loading				
Number of spaces	1			
Space dimensions	10 ft x 20 ft			
Parking allocation	Indoor	Outdoor	Total	Spaces per unit or per area*
Residents				
Guests				
Commercial		13	13	5.38
Retail				
Office				
Service				
Other				
Other				
Total				

* Residential buildings should be measured in spaces per unit; all other buildings should be measured in spaces per 1000 square feet.

PART IV. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.

1. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of Harwood Heights Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

The Village adopted a special use ordinance for adult use cannabis businesses. The proposed site is currently zoned for commercial use, an adult use dispensary is an allowed special use and is not within 500 feet of sensitive locations such as public schools or daycare centers and is therefore authorized by, and in harmony with, the Village's zoning ordinance requirements. An adult use cannabis dispensary will allow the subject property to be put into productive use, generate property and sales tax revenue for the Village and employ approximately 20 people when at full operations.

2. Are uses that are complementary to the proposed special use available, such as (but not limited to) schools, parks, hospitals, businesses and commercial facilities, and transportation facilities? If so, which of these uses are available?

The Village's zoning ordinance requires any adult use cannabis business to be at least 500 feet away from pre-existing public or private nursery school, preschool, elementary or secondary school or day care center, day care home, group day care home, part-day childcare facility, or residential care home, public park, public library, church, chapel, temple, synagogue or other facility whose principal use is religious worship. The property is in compliance with the requirement. The property is located nearby many other commercial uses such as restaurants, coffee shops and shopping malls. There are CTA bus stops at Harlem & Wilson, Harlem & Leland and Harlem & Lawrence and the CTA Blue Line Harlem station and entrance/exit for I-90 are to the north. In addition, the property is relatively close to the Harwood Heights Village Hall and Police Department.

3. Is infrastructure that is necessary for the proposed special use available, such as (but not limited to) water, sanitary sewer, storm drains, electric, gas, and telecommunications? If so, which of these are available?

As a retail operation, an adult use cannabis dispensary has the same infrastructure needs as any other retailer. The property, formerly used as a bank, has all the necessary infrastructure such as water, sanitary sewer, storm drains, electric, gas and telecommunications.

4. How does the proposed special use provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

There are no dwelling units on the site. There is a house adjacent to the west of the property. The property was previously used as a bank and its use as an adult use cannabis dispensary will not produce any noticable auditory effects on the surrounding area. The dimensions of the building on the property will not change, thus maintaining the same level of visual privacy. Furthermore, the building is located in the eastern half of the property, seperated from the house to the west by the parking lot, a fence and an alley.

5. How are fences, walls, barriers and/or vegetation arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

There is a six foot wooden fence that runs along the western and southern edge of the property. In addition, there is greenery along the northern and southern edges of the property.

6. How is the proposed special use designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

The proposed adult use cannabis dispensary use and development generally will not have any substantial or undue adverse impacts on adjacent property owners. The character of this neighborhood with heavy existing commercial uses will not be altered by granting this use nor will the public health, safety and general welfare be impacted in any negative manner as the entirety of the operations will take place inside the building which is locked, secure, and enclosed with all business operations occurring out of public view.

7. How are all of the elements of the proposed special use designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The location is 4660 N. Harlem. The property is approximately 14,674 square feet, has an existing 1 story building of 2,415 square feet and has ingress and egress off of Harlem and Leland Avenues. The adult use dispensary use and development will not dominate the immediate vicinity or interfere with the use and development of neighboring properties as construction and operations will take place within the building structure which is locked, secured, and enclosed with all business operations occurring out of public view. The surrounding area already has significant commercial and retail operations and the proposed use will not significantly increase traffic in the area. The footprint of the current existing building will not change. The adult use dispensary will be equipped with a carbon filter and ultraviolet filtration system to minimize odor issues.

8. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed special use effectively confined so as not to be injurious or detrimental to nearby properties?

The adult use dispensary will be equipped with a carbon filter and ultraviolet filtration system to minimize odor issues. In addition, all cannabis products delivered to and sold at the dispensary are prepackaged, thus eliminating or minimizing odor produced by cannabis products. Cannabis products will not be allowed to be opened or consumed on the premises, including the entire area of the property, not just the building.

VILLAGE OF HARWOOD HEIGHTS



APPLICATION FOR DEVELOPMENT APPROVAL: SPECIAL USE REVIEW AND APPROVAL

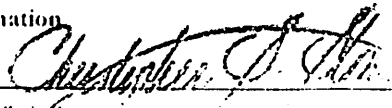
This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of Harwood Heights. To complete the form properly, please review the accompanying *Village of Harwood Heights Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

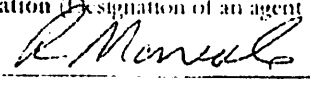
A. Project Information

1. Project/Owner Name: Green Rose Dispensary InLabs I, LLC
2. Project Location: 4660 N. Harlem Avenue
3. Brief Project Description:
Adult Use Cannabis Dispensary
4. Project Legal Description:
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.337 acres; 14,674 sq. ft.

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1. Signature: 
2. Name: Chris Stone
3. Address: 1401 Williams Boulevard, Springfield, IL 62704
4. Phone Number: 217-220-0755 5. Fax: _____ 6. Email: cmsmidwestllc@gmail.com

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: 
2. Name: Ross Morreale
3. Address: 5875 Collins Ave, Apt. 2101, Miami Beach, FL 33140
4. Phone Number: 312-909-6980 5. Fax: _____ 6. Email: rossmorreale@att.net

Official Use Only		
App Date: _____	PC Date(s): _____	Zoning District: _____
Com Date: _____	CA Date: _____	Comp Plan: _____
PC Approved: <input type="checkbox"/>	Approved with conditions: <input type="checkbox"/>	Denied: <input type="checkbox"/>
CA Approved: <input type="checkbox"/>	Approved with conditions: <input type="checkbox"/>	Denied: <input type="checkbox"/>

On June 25, 2019, the Cannabis Regulation and Tax Act, 410 ILCS 705 ("CRTA"), went into effect. The Illinois Department of Financial and Professional Regulation ("Department") Dispensary Application ("Application") required that the applicant demonstrate that they have sufficient financial resources and the necessary industry knowledge to become operate a cannabis dispensary. In addition, the CRTA requires that very stringent security and operational procedures are put in place at a cannabis dispensary. InLabs 1, LLC ("InLabs"), applied for a cannabis dispensary license and on July 22, 2022 received a cannabis dispensary license.

Description of Property as it Exists Today

The property is approximately 14,674 square feet with a one-story building that is approximately 2,415 square feet. The property is currently vacant and was previously occupied by Byline Bank and used as a retail bank.

Proposed Use of Property

InLabs is seeking zoning approval to operate an adult use cannabis dispensary at 4660 N. Harlem Avenue. The existing building is 2,415 square feet and sits on a 14,674 square foot property. InLabs has permission from the Owner to operate an adult use cannabis dispensary at the property, contingent upon InLabs receiving a Special Use Permit from the Village.

InLabs will build-out the interior of the building for its use but will not make any changes to the site or exterior of the building except for the addition of security cameras.

There will be no meaningful difference in automobile traffic in the area as a result of InLab's operations.

Key Members of Ownership Group and Management

- One of our Principal Officers is an experienced Operations and Strategy executive who works with small businesses and solopreneurs to grow their businesses and expand their profit margins. He has 15 years of experience working across various industries in the private sector as both an operator and a consultant.
- Another Principal Officer has over twenty-five years (25) of government affairs consulting experience who has also been working in the Illinois cannabis industry for more than six years (6) and helped draft many of the legislative initiatives contained in the Compassionate Use of Medical Cannabis Pilot Program Act, Opioid Alternative Pilot Program Public Act and the Cannabis Regulation and Tax Act.
- Green Rose Advisors, LLC will advise the ownership group on all aspects of operating a cannabis dispensary as well as its design and construction. Green Rose Advisors and its principal, Ross Morreale, has extensive and comprehensive experience with all aspects of building and operating cannabis dispensaries in Illinois.

Description of Cannabis Dispensary Operations

A cannabis dispensary is a facility licensed by the Illinois Department of Financial and Professional Regulation to sell cannabis products to members of the public who are at least 21 years. Within the building, there will be various rooms to securely receive and store cannabis products, store and pickup cash, house security monitoring equipment and conduct retail sales with customers. Cannabis products and cash are stored overnight in a reinforced vault room. During operational hours cannabis products will be removed from the vault and assembled to

meet customer orders and then sold to customers. All customers have to first provide proof they are at least 21 years of age before being allowed to enter the sales floor and purchase cannabis products, with their identification being verified a second time at checkout. All products sold to a customer will be placed into a sealed bag and security and other staff will ensure there is no onsite consumption within the facility or on the property outside the building.

Hours of Operations and Number of Employees

The cannabis dispensary will operate from 9:00 AM through 10:00 PM seven days a week.

InLabs will hire approximately 20 employees for its initial operations.

Security

1. Security Introduction

Applicant's goal is to mitigate, and hopefully completely eliminate, unlawful loss, theft, and diversion of cannabis, and to ensure the safety of our staff, purchasers, facility, and community. To that end, Applicant has designed and intends to implement a Security Plan exceeding the requirements of the Cannabis Regulation and Tax Act (the "Act") and the Administrative Rules that is based on best security practices, both for the cannabis industry and beyond. Our security policies and procedures have been vetted and approved by our highly experienced security team members and third-party expert consultants.

The Chief Security Officer (CSO) will be responsible for overseeing all aspects of InLabs' Security Plan. The CSO will be responsible for:

- Establishing protocols for overall safety and security operations and management, including protection of staff, the facility, and the community as appropriate;
- Administration of security systems and processes;
- Serving as the primary security contact for all staff, product suppliers, service providers, the general public, the Department, the ISP, and other law enforcement agencies;
- Ensuring that all staff and approved vendors/visitors comply with Company policies and State and local laws;
- Ensuring InLabs maintains a secure, safe environment, both inside and outside our facility;
- Reviewing and updating security SOPs on at least a quarterly basis;
- Coordinating with Security Staff and management to confirm pre-authorization of visitors and vendors;
- In the event of a physical security risk or incident, initiating security incident response procedures;
- Meeting with the Department, the ISP, local law enforcement, or other designated and authorized government representatives regarding any security-related measures or issues;
- Ensuring policy enforcement and compliance by:
 - Auditing and enforcing security compliance internally;
 - Maintaining an updated emergency contact roster with personal contact information for all agents;
 - Implement staff security training, and keeping records of completed and verified training of new employees;

- Performing scheduled and unannounced safety and security-related drills on a quarterly basis, and compiling results into reports for incorporation into future drills;
- Conducting a semiannual security audit;
- Training in the protection of a crime scene and theft/diversion investigations; and
- Maintaining safety signage, including but not limited to notifying the public that firearms are not permitted on or near the facility's property and non-consumption warnings in the facility and parking lot.

Under the guidance of the CSO, InLabs, will also hire a team of highly trained, professional Security Staff to provide onsite security services during all operating hours, as well as one (1) hour before the facility opens and one (1) hour after the facility closes. The Security Staffs' primary responsibilities include:

- Continuously monitoring of video surveillance system feed;
- Conducting daily inspection of surveillance feeds and reporting of any issues to the Security Manager;
- Processing authorized vendors/visitors upon arrival, including granting access (with Department authorization) or denying access;
- Immediately reporting any security emergency to law enforcement, or other emergency responders, and management;
- Reporting violations or non-emergency incidents to the Security Manager and the CSO;
- Monitoring all shipment preparation activities and all opening/closing procedures;
- Monitoring cash handling procedures;
- Monitoring all activities related to cannabis handling;
- Patrolling the facility, including adjacent parking areas;
- Inspecting each authorized visitor and authorized vendor, including any bags/purses if necessary, deterring diversion and illegal or unwanted conduct;
- Implementing alarm response procedures and protocols;
- Engaging in conflict resolution activities;
- Contacting emergency responders in the event of a security incident;
- Conducting and/or participating in security incident and diversion investigation (and remediation, if applicable);
- Conducting and/or participating in security-related training for non-Security Staff members;
- Escorting authorized visitors/vendors while on the premises;
- Escorting personnel and purchasers to their vehicles, upon request; and
- Implementing disaster/emergency action plans and remediation efforts.

2. Design, Construction, and Layout

Robust access controls begin with well thought out and secure design and construction. In compliance with the Act, our facility will be laid out and constructed to prevent unauthorized entry through a combination of intelligent design and advanced security features. InLabs will adopt best security practices approved by our CSO, our in-house security expert, and our local law enforcement partners. Each restricted access room (i.e. room where members of the public are not allowed) within the facility will be access-controlled to maintain an efficient

facility flow, provide a safe and secure environment and control access to where cannabis is delivered, handled, and stored. Accordingly, every door will be locked/alarmed at all times except when access is specifically authorized. Only those with proper security clearance may enter each room. This way, we can better manage which persons have authorized access to designated security zones of the facility while also mitigating the potential for diversion, cross-contamination, and a host of other operational issues.

3. Physical Security

a. Interior lighting

Interior areas of the facility will be fully illuminated during operational hours to create a safe and efficient working environment and to ensure that agents and Security Staff are able to effectively monitor the entire facility each day (note, however, that all cameras will allow for clear viewing in low-light and no-light conditions). Security staff will inspect all interior and exterior lighting as part of opening and closing procedures to ensure all lights are functioning properly. Lighting equipment that is not functioning properly will be repaired immediately. All lighting will exceed industry requirements to illuminate all areas and ensure all images captured on the surveillance system are sharp and capable of high-resolution reproduction.

b. Main Entryway

For maximum security, the facility will have a single, dedicated main entryway. This entry point will consist of a “man trap,” which will allow InLabs to verify each individual’s credentials and legal ability to enter the facility. The vestibule between the interior and exterior doors will be equipped with cameras connected to our continuously-recording video surveillance system. These cameras will be angled to clearly capture faces and documents. The vestibule camera will be viewed at the main entryway and attached security office. Security professionals will have the ability to open both the exterior and interior doors remotely from the security office. Once through the man trap, the entrant will move into the sales floor of the facility.

c. Exterior Windows

Inlab’s facility will not contain any exterior perimeter windows.

d. Doors and Door Locks

All external and internal doors will be steel-core security doors with steel frames and steel-reinforced hinges. All doors and frames will meet or exceed the American Society for Testing and Materials (“ASTM”) F3038 standard for 30 minutes forced entry prevention (other than the Vault door, the specifications for which are included below). All doors will be equipped with commercial-grade self-closing and self-locking hinges and closers.

All doors will have high-security locks that meet or exceed UL Standard 437, which requires that a lock be able to resist picking or other forms of attack for a minimum of 10 minutes. These locks are also compliant with DEA Office of Diversion Control guidelines. All exterior doors with exposed hinge pins on the outside of the door will have non removable hinge pins. All doors will have electronic door locks that are incorporated into our Electronically-Engineered Access Control System (“EEACS”). All exterior doors and doors leading to areas where cannabis and records may be handled or stored will also be incorporated into the alarm system.

InLabs will utilize Medeco 3 32 Series LFIC (Large Format Interchangeable Core) locks that are UL-437 listed. Medeco 3 32 LFIC locks feature a removable core system that allows for quick and easy “re-keying” when needed and Applicant will encourage “re-keying” on a scheduled basis to enhance the integrity of the key security program. All locks will be inspected monthly to ensure they are kept in good working order. The keys for these locks will have patented key control for added security. Note, however, that every interior and exterior door in the facility (other than restrooms) will have electronic swipe card and pin-pad access control (with additional biosecurity requirements for sensitive rooms like the Vault and the Security/Surveillance Office).

e. Public Areas

Public areas include the parking lot and the the entry vestibule. To proceed beyond the entry vestibule members of the public will have to provide a government issued identification that shows they are at least 21 years of age. By carefully monitoring the Public Area 24 hours per day, 7 days per week (using in-house and outsourced security personnel and monitoring resources), Applicant will ensure that no individuals access or remain in the Public Area unless they have a legitimate purpose, and are legally permitted, to enter the facility.

The following signs will be conspicuously posted and clearly visible and legible from the parking area, as well as at each entrance of the facility:

- “PERSONS UNDER 21 YEARS OF AGE NOT PERMITTED ON THESE PREMISES”; and
- “THESE PREMISES ARE UNDER CONSTANT VIDEO SURVEILLANCE”.

f. Limited Access

The Sale Floor is a Limited Access (LA) area. Customers who provide a valid government identification showing they are at least 21 years old will be allowed in the Sales Floor, along with agents working for Applicant; Department staff performing inspections; State and local law enforcement or other emergency personnel; Department-approved contractors working on jobs unrelated to cannabis, such as installing or maintaining security devices or performing electrical wiring. The LA will be under continuous video surveillance. During business hours, security personnel will surveil the LA by fixed post, roving patrol, and video monitoring.

g. Restricted Areas

Other than the parking lot, entry vestibule and sales floor, every room within the facility is a Restricted Area (“RA”). Although RAs will have various levels of security (e.g., the vault is a more highly-secured area than an interior hallway), only agents working for Applicant; Department staff performing inspections; State and local law enforcement or other emergency personnel; Department-approved contractors working on jobs unrelated to cannabis, such as installing or maintaining security devices or performing electrical wiring; transporting organization agents as provided in the Act; or other individuals as provided by law or rule are permitted in any RA. Additionally, no individual other than dispensary agents and Department staff performing inspections will be permitted in any RA unsupervised.

All RAs will be under continuous video surveillance. During business hours, security personnel will surveil all RAs by fixed post, roving patrol, and video monitoring. All RAs will be identified by a clear and legible sign that is a minimum of 12” x 12” stating: “Do Not

Enter – Restricted Area – Access Restricted to Authorized Personnel Only.” All agents and authorized visitors will be required to display their identification on their person in an unobstructed fashion at all times while in any RA. This will enable agents and security to readily identify authorized personnel in an RA. Any individual without properly displayed identification will be challenged and/or removed by Security Staff.

All RAs will be secured with locking devices, and access will be granted via electronic card readers and pin-pads, with unique cards and pin numbers for each agent. Only agents with a need to be in a particular RA will be granted access to the RA in the EEACS. To eliminate or mitigate theft, loss or diversion, access to the Vault, Security/Surveillance Office, where IT/Security equipment is located, will be limited to Principal Officers, the Agent In Charge, Inventory Manager (the “IM”), and the Security Manager. These rooms will also require entrants to use biometric scanners to obtain access as an additional level of security. As described further below, the EEACS and video monitoring system will provide a complete and real-time history of all movement in all RAs. Consistent with the CRTA, cannabis products will only be stored in an RA. Ensuring only authorized personnel are allowed to enter the RAs of the facility will mitigate and/or eliminate theft, loss, and diversion.

h. Vault

InLabs’ facility will include a dedicated and highly secure Vault where cannabis and cannabis product will be stored pending sale. All cannabis and cannabis products stored in the dedicated Vault will be at least 6” off the ground on stainless steel shelves and dunnage racks and away from all other chemicals, lubricants, pesticides, fertilizers, and other potential contaminants. Similarly, cannabis or cannabis product which is outdated, damaged, deteriorated, misbranded, adulterated shall be stored separately until it is destroyed. Our highly secure and environmentally controlled Vault will meet federal specification AA-V-2737. The AA-D-600D-rated vault door will:

- Be Class 5-B Ballistic door resistant to 20 man-hours surreptitious entry;
- Be 30 man-minutes covert entry;
- Be 10 man-minutes forced entry; and
- Be ballistic resistant.

The Vault will be customized and will be UL-rated with DEA-approved locks and alarm wiring for integration into our security systems. The walls and ceiling will be alarmed and the room will be constructed with 18-gauge structural studs made of galvanized sheet metal meeting the requirements of ASTM A1003; 9-gauge Type II, Class 1 carbon steel security mesh and attachment clips meeting ASRM F1267 on either side of the studs; and an interior covered by UL and ULC classified Type X (per ASTM C1658) impact-resistant, moisture-resistant, noncombustible gypsum board tested to ASTM E136 standards. The floor of the Vault will be 8” of poured concrete with #4 rebar at 6” on center (O.C.) minimum. An environmental control system will ensure we maintain product integrity using ideal storage conditions within the room (60.F-70.F, 60%-65% relative humidity).

Strict measures to control access to, and within, the Vault are a means to prevent the unlawful diversion or theft of our cannabis inventory as well as to ensure the integrity and stability of our products. The Vault will be access-controlled using bio-metric access and swiped-card readers (two-factor authentication) so only those agents with proper credentials may enter. Agents will only be granted access to the Vault depending on their particular job

responsibilities and specific authorizations, and only for the minimum amount of time necessary to perform their duties. Our EEACS will keep a digital record in our electronic access control system of the dates/times and identities of those who entered the Vault for historical recordkeeping purposes (i.e., at least 5 years), which will be useful in any investigation into an actual or suspected security incident. Such technology will also guarantee absolute control over who may enter/exit the Vault at all times as we can update access authorization remotely at a moment's notice.

The Vault will be securely locked at all times. The door will be equipped with contact switches, and the Vault will be equipped with complete electrical lacing of the floors, walls, and ceilings, including sensitive, ultrasonic or infrared sensors, a sensitive sound accumulator system, or similar devices or equipment. The Vault and alarm systems will be monitored by our onsite security team and our continuously-recording surveillance system, as well as by our third-party security monitoring service provider through live surveillance feeds. The Vault will be equipped with both an internal and external alarm system that will alert in-house security, our third-party security provider, the ISP, and local law enforcement of any intrusion. The walls will be equipped with an alarm system which will transmit an alarm directly to in-house security, our third-party security provider, the ISP, and local law enforcement of any intrusion. Holdup/panic alarm actuators will be placed at strategic points in the Vault, and throughout the facility, accessible to dispensary agents.

The interior of the Vault will be equipped with a ceiling-mounted, fish-eye camera that captures all individual movements in and out of the Vault, as well as strategically-placed ceiling-mounted cameras. The cameras will view the entire room and provide images clear enough to detect any unauthorized activity. An additional camera will be mounted outside the Vault and angled to capture a full image of all individuals entering and exiting the Vault. The camera will have the ability to capture an image suitable for facial recognition and, like all cameras in our facility, will exceed the requirements of the CRTA. All ventilation openings into the Vault will be equipped with security mesh to inhibit access through those openings.

Within the Vault InLabs will install one or more DEA-approved, alarmed, and access-controlled safes for cannabis, cannabis product and cash. The combination lock on the safe door will be a multiple-position Group 1R combination lock relocking device and will be constructed of special metal alloy that resists carbide drilling. The safe door will not open without the correct safe combination, the correct alarm code to disarm the safe alarm, and valid two-factor authentication on the access control system. Safe combinations will be changed quarterly.

The Vault entry door will be equipped with a 12-inch-by-12-inch sign reading: "Do Not Enter Highly Restricted Access Area—Access Limited to Authorized Personnel Only."

4. Professionally Designed, Installed, and Maintained Access Control and Security Surveillance Systems

a. Overview

Applicant will install a security surveillance system to prevent and detect theft, loss, and diversion of cannabis, currency, and unauthorized intrusion into the facility. Applicant will install a professionally-engineered security surveillance system consisting of the following components: video surveillance system, video network recorder, electronically engineered

access control system ("EEACS"), electronic door locks, perimeter alarm, duress alarms, motion sensors, overnight monitoring, failure notification system, glass and door security contacts, and tinted shatterproof glass film. Applicant will use best-in-class equipment and components. All security components will be UL-listed, commercial-grade, and installed and serviced by an Illinois private alarm contractor or private alarm contractor agency licensed under Section 10-5 of the Private Detective, Private Alarm, Private Security, Fingerprint and Locksmith Act of 2004.

b. System Control Access

Access to surveillance monitoring and recording equipment and control panels for alarm, duress, and other emergency systems shall be limited to persons who are essential to surveillance operations, law enforcement authorities acting within their jurisdiction, security system service personnel, and the Department. A current list of authorized dispensary agents and service personnel who have access to this sensitive equipment will be made available to the Department upon request. All such equipment components will be locked and secured in a highly secured Security/Surveillance Office with dual-authentication card swipe and biometric access requirements. Recorders and servers will be in locked and tamper-proof cabinets.

c. Video Surveillance and Recording System

InLabs will install UL-listed, commercial-grade video surveillance equipment, installed and serviced by an Illinois private alarm contractor or private alarm contractor agency licensed under Section 10- 5 of the Private Detective, Private Alarm, Private Security, Fingerprint and Locksmith Act of 2004. The system will meet, and in many instances exceed, the requirements of the CRTA and will provide continuous electronic video monitoring of the entirety of the dispensary, including the entire perimeter.

InLabs will maintain unobstructed and continuously-recording video surveillance of all enclosed areas in the facility, unless prohibited by law, including all points of entry and exit; visibility will be supported by appropriate lighting conditions of the area under surveillance, although all cameras will be able to be used in low- and no-light conditions. Cameras will be directed so all areas are captured, including, but not limited to, all hallways and corridors, the Vault, safes, Sales Floor, Break Room, Security Office and every room and area where cannabis may be stored, handled, or destroyed. Cameras will be angled to allow for facial recognition and configured to maximize the quality of facial and body images, avoiding backlighting and physical obstructions. Cameras will provide a consistent recorded image of all areas, as well as capture clear and certain identification of any person entering or exiting any room or area and in lighting sufficient during all times of night and day.

InLabs will also have unobstructed and continuously-recording video surveillance of the entirety of the facility perimeter, the parking lot, and all exterior doors that shall be appropriate for the normal lighting conditions of the area under surveillance. Exterior cameras will be angled to allow for facial recognition and configured to maximize the quality of facial and body images avoid backlighting and physical obstructions. Exterior cameras will provide a consistent recorded image of all areas, as well as capture clear and certain identification of any person entering or exiting any room or area and in lighting sufficient during all times of night and day. Exterior cameras will also be configured to read license plates of vehicles in the parking lot. Applicant will ensure all trees, shrubs, bushes, and

foliage are trimmed and well-maintained to ensure external cameras remain unobstructed and persons are unable to conceal themselves from sight.

d. [Video Recordings: Network Video Recorder](#)

Applicant will install Avigilon Network Video Recorders (“NVRs”) that have the ACC VMS preloaded and configured for maximum performance and reliability. Avigilon fourth-generation HD NVRs have the highest capacity retention, and throughput, of any product on the market, providing secure, reliable, and scalable platforms for high performance end-to-end security solutions. The NVRs come standard with Avigilon Appearance Search™ technology pre-loaded and pre-configured for plug-and-play deployment. Avigilon ACC electronic surveillance products are all-in-one devices that bring edge intelligence to a broad range of video surveillance deployments. These solutions provide embedded storage, video analytics, and remote management capabilities for centralized monitoring applications.

All video surveillance captured on the video monitoring system will be stored on an NVR. Twenty-four hour recordings from all video cameras will be available for immediate viewing by the Department upon request. Recordings will not be destroyed or altered and will be retained for 90 days on-site and an additional 90 days off-site (in the cloud). All video surveillance data captured will be in 6 megapixel resolution greater than D1 at 30 frames per second. Recordings will be maintained as long as necessary if Applicant becomes aware of potential loss or theft of cannabis or a pending criminal, civil, or administrative investigation or legal proceeding for which the recording may contain relevant information.

e. [On-Site Video Monitoring](#)

InLabs’ facility will have a dedicated Security/Surveillance Office in which all on-site live security video monitoring will be conducted. Applicant will exceed State requirements by having two 50-inch security monitors to clearly view all facility cameras on site. As more cameras are added, InLabs will add additional monitors to ensure clear, optimal on-site live viewing. The Security/Surveillance Office will also contain a video printer capable of producing a clear, still photo from any video camera.

f. [Secure Remote Camera Viewing for the Department and ISP](#)

InLabs’ video surveillance system allows for secure remote camera viewing for the Department and the ISP. Applicant will provide remote live viewing of all facility cameras to the Department and the ISP 24 hours a day, 7 days a week. All video recordings will also be available to the Department and the ISP 24 hours a day, 7 days a week via a secure web-based portal with reverse functionality. All video data (live and achieved) will be delivered at 6 megapixels, greater than 1DP, 30 frames per second. Access to both live and achieved video data will be granted via web-based portal with an encrypted VPN and white-listed IP address, allowing access only to ISP and the Department. This will ensure the data is not hacked, compromised, or altered during transmission.

[5. Intrusion Detection/Alarm System](#)

a. [Overview](#)

InLabs will install a UL-listed Burglar and Hold-Up Alarm System in accordance with UL Standard number UL681. This system will achieve the highest grade alarm protection. Our licensed alarm contractor will also issue a Grade AA alarm certificate to indicate the system

is installed using the highest grade protection, similar to the protection utilized in banks and jewelry stores. This will also allow UL to provide a certificate and scheduled inspections of the system on a monthly basis.

The system will integrate: (1) high security alarm contacts on all access points, (2) strategically-placed alarms (duress/hold-up), (3) motion detection, (4) Vault monitoring, (5) environmental monitoring, (6) 24-7 monitoring of all surveillance equipment by trained security professionals, (7) signal system redundancy, and (8) electronic door locks. This multi-layered system will prevent unauthorized access and instantly alert law enforcement, Applicant, and Applicant's security personnel to all alarm events.

b. Alarm Placement

InLabs' facility will be protected at all exterior entrances by door contacts. The Vault and all access-controlled rooms will be protected by door contacts. Interior motion sensors and fixed duress/hold-up alarms will be strategically placed throughout the facility as well. Employees will be assigned mobile duress fobs to alert for help. The Vault will be equipped with a Vault detection system, which is able to detect penetration to the Vault's walls, ceiling, floor, and doors. All interior and exterior doors will have electronic locks restricting access to those with proper credentials. InLabs will also install a perimeter alarm on all access points. High security alarm contacts will be installed using high-biased door, safe, and cabinet contacts that thwart the ability of an inside person to disable this protection using a magnet. The wiring will use the VPlex UL-listed (UL 634 Level I) high security serial point of protection that will eliminate the ability for the wiring system to these contacts to be compromised and will generate an alert in the event of tampering.

6. Battery Back-Up

To ensure the facility remains in operation during the loss of power, the InLabs will utilize an Uninterrupted Power Supply (UPS) battery back-up system. Once power is lost, the UPS activates immediately ensuring there is no lapse in power and all electrical systems and components remain operational and stay online. InLabs will exceed requirements by installing a UPS battery back-up system that will provide enough back-up power to run all facility electrical components, including all security components (security surveillance equipment, alarms, motion detection, access control, and electronic door locks), for 8 hours.

7. Failure Notification System

InLabs will install a failure notification system that will immediately alert designated dispensary agents, InLabs' monitoring center, and Security Staff when any security component fails or becomes inoperable. Components include the security video monitoring system, network video recorder, live monitoring of video, access control system, alarms, panic buttons/hold-up alarms, and monitoring center. The failure notification will provide an alert by telephone, e-mail, and text message (SMS) to designated dispensary agents immediately after the failure. Additionally, the failure notification system will provide an audible and visual notification in the facility of the failure of any of these critical systems.

8. Theft, Loss, or Diversion

In the event of theft, loss, or diversion, InLabs will immediately activate its emergency policies and procedures for securing all cannabis and currency. Upon discovery, the CSO, Security Manager, or on-site Security Staff will immediately contain the area and secure all cannabis and currency in the Vault to prevent further theft, loss, or diversion. Security will

request all potential witnesses to remain on premises and mandate all employees remain. InLabs will begin an investigation to determine the source of the theft, loss or diversion. The Agent In Charge and IM will conduct a comprehensive inventory to determine the amount of missing cannabis or currency. Security will review the security and surveillance system, interview employees and witnesses, and may request the assistance of local law enforcement. All activities and information obtained will be thoroughly documented. Any evidence collected will be properly recovered and a chain of custody for all evidence will be established and retained in the Vault quarantined from all other items. Once the incident is resolved, InLabs will conduct an after-action review, document all lessons learned, and take corrective actions to ensure the incident does not happen again.

9. Inventory Monitoring and Control

Comprehensive inventory controls are integral to mitigating product loss, theft, and diversion. Inventory management and control policies provide for a clear, comprehensive, and perpetual recorded chain of custody over the entire cultivation, production/manufacturing, packaging, and shipping lifecycle—from seed/clone through ultimate dispensation to a purchaser (or until a product is destroyed and disposed of as waste, as the case may be).

InLabs' approach to inventory monitoring and control extends far beyond cannabis and cannabis-infused products: it meticulously tracks and monitors the flow of all goods into, within, and out of our facility. To generate and maintain clear and comprehensive electronic inventory records, InLabs will utilize BioTrackTHC, the same inventory tracking system used by the State of Illinois. BioTrackTHC is a widely utilized, proprietary seed-to-sale inventory tracking and recordkeeping system which several members of our team have been using in practice for many years and which Illinois has used since the inception of its Medical Cannabis Pilot Program.

BioTrackTHC will track cannabis and cannabis product from the moment it enters our facility until it is lawfully sold, or compliantly destroyed. Every action taken to every item, cannabis or cannabis product, including the individual(s) who performed such action, as well as the historical and current location of the cannabis or cannabis product, will be maintained in BioTrackTHC.

Coordinating and Disposal of Waste

Applicant is aware that destruction and disposal activities present a unique diversion and theft opportunity for nefarious actors; without proper monitoring and communication, individuals with criminal intent could take advantage, removing products prior to destruction without detection. To guarantee that this does not take place at our facility, Applicant has developed a Waste Destruction Plan which requires the timely destruction of materials cleared for disposal and includes meticulous tracking and communication with the Department and the ISP in accordance with the CRTA. All destruction and disposal activities will be in accordance the CRTA.

All cannabis waste, including expired, adulterated, diseased, and/or contaminated items, will be weighed, recorded, entered into BioTrackTHC and transferred to quarantine prior to destruction. Once earmarked for destruction and verified by the IM, staff will transmit to the Department and the ISP notice of intended destruction through the State's traceability

program at least 7 days prior to rendering the product unusable and disposing of the product. In addition, for our own recordkeeping purposes, a competent dispensary agent will complete a Notice of Intended Waste Destruction Report, which includes:

- Date and time the materials were moved into quarantine and designated for destruction;
- Details of the proposed method of destruction;
- Name and weight/quantity of the cannabis waste;
- Name and weight/quantity of the non-cannabis compostable waste (or noncompostable waste, if applicable);
- Names and ID numbers of the agents who moved the waste into quarantine;
- Name and ID number of the manager who will oversee the destruction/disposal activities;
- Date and time Applicant intends to dispose of the waste; and
- Name and address of the local health department-approved waste hauler, municipal waste landfill, resource recovery facility, or incinerator to whom Applicant intends to send the unusable and unrecognizable cannabis waste.

All of the information contained in the report will be communicated to the Department and the ISP through the traceability system.

All destruction and disposal activities will be conducted in the Applicant's Vault by at least two dispensary agents (one of whom is a supervisor who will verify all activities) and will take place within view of our continuously recording video surveillance system. All destruction and disposal actions taken will also be recorded in our inventory management system for recordkeeping purposes, including:

- Date and time of the destruction;
- Name and weight/quantity of the cannabis waste (both before and after destruction);
- Name and weight/quantity of the non-cannabis compostable waste (or non-compostable waste, if applicable);
- Names and ID numbers of the agents conducting the destruction and disposal activities;
- Name and ID number of the manager overseeing the destruction and disposal activities;
- Details of the method of destruction;
- Date and time of the disposal; and
- Name and address of the local health department-approved waste hauler, municipal waste landfill, resource recovery facility, or incinerator which accepted the waste for disposal.

Disposal records will be maintained for at least 5 years from the date of disposal (or longer if the Department requires) and will be made immediately available (in hardcopy or digitally) for the Department's and/or the ISP's review upon request.

Immediately after waste has been destroyed in accordance with waste destruction protocols, a dispensary agent will complete (and transmit to the Department and ISP, if permitted) a Waste Destruction Confirmation Report confirming that destruction has taken place in accordance with protocol and providing any additional detail on disposal to the extent it differs from the initial Notice of Intended Waste Destruction Report.

All cannabis waste, including expired, adulterated, diseased, and/or contaminated products will be weighed, recorded, entered into our inventory management system, and transferred to quarantine prior to destruction.

To minimize our carbon footprint and mitigate our impact on the environment, our preferred method of destruction will be to pulverize, grind, and mix the cannabis waste with ground compostable waste, which includes food waste, yard waste, and vegetable-based grease or oils, such that the resulting mixture is at least fifty percent non-cannabis waste by volume. Such resulting cannabis waste will qualify as unusable and unrecognizable only when all components of the waste are completely and totally indistinguishable and incapable of being ingested, inhaled, injected, swallowed, or otherwise consumed by any person. **Cannabis waste will never be sold.**

The unusable and unrecognizable resulting mixture will be disposed of at an appropriate permitted solid waste facility which can dispose of compostable materials and is approved by the jurisdictional health department. Applicant intends to have all waste generated by our facility picked up and removed from the property on a regular basis; however, upon the discovery of widespread contamination, a dispensary agent will make arrangements for a special pick-up to ensure materials are removed from the premises as soon as practical to prevent further spread of contamination.

All agents handling cannabis waste will be properly equipped with gloves, goggles, face mask, and other protective gear to ensure their safety and to mitigate cross-contamination and sanitation. After handling waste, agents will be cleaned, decontaminated, and sanitized before reentering the operational areas of the facility. Failure to abide by this policy will grounds for discipline, up to and including suspension or termination. Applicant does not intend to generate any waste meeting the definition of nutrient-enriched grow media waste, liquid waste, or hazardous or chemical waste. However, to the extent it does generate any such waste, nutrient-enriched grow media will be disposed of as required by the Illinois Environmental Protection Act and the associated rules, or land applied at agronomic rates, liquid waste will be disposed of in accordance with the Illinois Environmental Protection Act and any chemical waste will be disposed of in a manner consistent with federal, State, and local laws.

Truck or Van Pick-Ups and Deliveries

We plan to have deliveries and cash pickups approximately 4 days per week, including on weekends from time to time. Deliveries and cash pickups will not occur on the same dates and times in order to reduce the likelihood of criminal activity during delivery or pickup. As delivery or cash pickup vehicles get near the facility, they will alert the facility which will then have security staff do a perimeter check of the facility to detect possible criminal activity before the vehicle arrives.

Before delivery agents or cash pick up agents are allowed into the dispensary their identification will be checked and validated.

Once validated, the delivery staff, escorted by dispensary security staff, will bring in cannabis and cannabis products into the Receiving Room where a manifest for the delivery is compared to the facility's order, each item is counted and each item is inspected to ensure the packaging and labeling is proper. After the delivery is verified as complete and compliant, staff will escort the delivery staff back to their vehicle.

The cash pickup operates in a similar fashion, cash pickup staff have their identification verified, are escorted to the Receiving Room, the cash is counted to ensure it matches the pickup order and cash pickup staff is escorted with the cash to the cash pickup vehicle.

State of Illinois

County of Sangamon

AFFIDAVIT

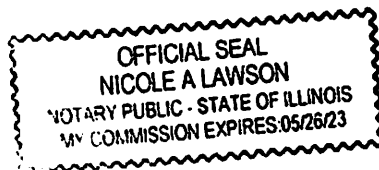
I, CHRISTOPHER STONE, (affiant) on oath state that InLabs I LLC is in full compliance with and, shall at all relevant times, remain in compliance with the Cannabis Regulation and Tax Act and administrative rules promulgated thereunder.

The foregoing statement is made under the penalties of perjury.

Christopher Stone
Signature of Affiant

Subscribed and sworn to before me this 29th day of
September, 2022

Nicole A. Lawson
Notary Public



(Seal)

SURROUNDING AREA MAP FOR 4660 N HARLEM AVE

The red circle in the map represents a 500-foot radius around the subject property located at 4660 N Harlem Avenue. After an extensive search of the surrounding area of the subject property, we have determined that no pre-existing public or private nursery school, preschool, elementary or secondary school or day care center, day care home, group day care home, part-day child care facility, or residential care home, public park, public library, church, chapel, temple, synagogue or other facility whose principal use is religious worship is located within 500 feet of the subject property.



MEMORANDUM

To: Mr. Ross Morreale
GRP Harwood Heights, LLC

From: Peter Lemmon, P.E., PTOE
Sofia Camp, E.I.T.

Date: September 27, 2022

RE: Proposed Cannabis Dispensary
Transportation Evaluation
4660 N Harlem Avenue
Harwood Heights, Illinois

INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was engaged by GRP Harwood Heights, LLC to evaluate transportation conditions and characteristics associated with a proposed cannabis dispensary at 4660 N Harlem Avenue in Harwood Heights, Illinois. The subject site, formerly occupied by Byline Bank, is located on the southwest corner of the Harlem Avenue/Leland Avenue intersection. A public alley, extending north-south, borders the site on the west.

The proposed dispensary, to be operated as Green Rose, would occupy up to approximately 2,415 square feet of space within the former bank building. The site is located along Harlem Avenue, a major arterial corridor, and is primarily served by an off-street parking (13 total spaces), although limited on-street parking on Leland Avenue (two spaces) is available immediately adjacent to the site. Additional off-street parking may be available through shared parking agreements with adjacent commercial retail properties to the immediate south and east.

Customers of the dispensary would utilize two existing driveways serving the site, entering via a driveway on Leland Avenue and exiting onto Harlem Avenue. Delivery and service access would be provided through a canopied delivery entrance on the south side of the property, accessible via the entry driveway on Leland Avenue.

This memorandum summarizes the proposed development plan from a transportation perspective and documents a qualitative review of the plan's transportation characteristics relative to the observed transportation conditions on the surrounding street system.

EXISTING CONDITIONS

Land Uses

The subject site was formerly occupied by Byline Bank until it closed in 2019. The surrounding properties are generally comprised of single- and multi-family homes, commercial centers, and manufacturing centers. To the west of the site is a residential neighborhood with a multifamily residential building immediately north of the site at the northwest corner of Harlem Avenue and Leland Avenue. Commercial businesses are largely located along Harlem Avenue with the west side of the corridor including Grand Plaza outlet mall, Wingstop, and American Mattress. On the east side of the street is a shopping complex containing retailers including Marshalls, Burlington, and an ALDI Supermarket.

Surrounding Street Network

The subject site is primarily served by Harlem Avenue and Leland Avenue. A general description of these streets is highlighted below. In addition, **Exhibit 1** illustrates an inventory of parking availability, street lane configurations, proposed site entry/exit circulation, traffic control, and other key transportation characteristics.

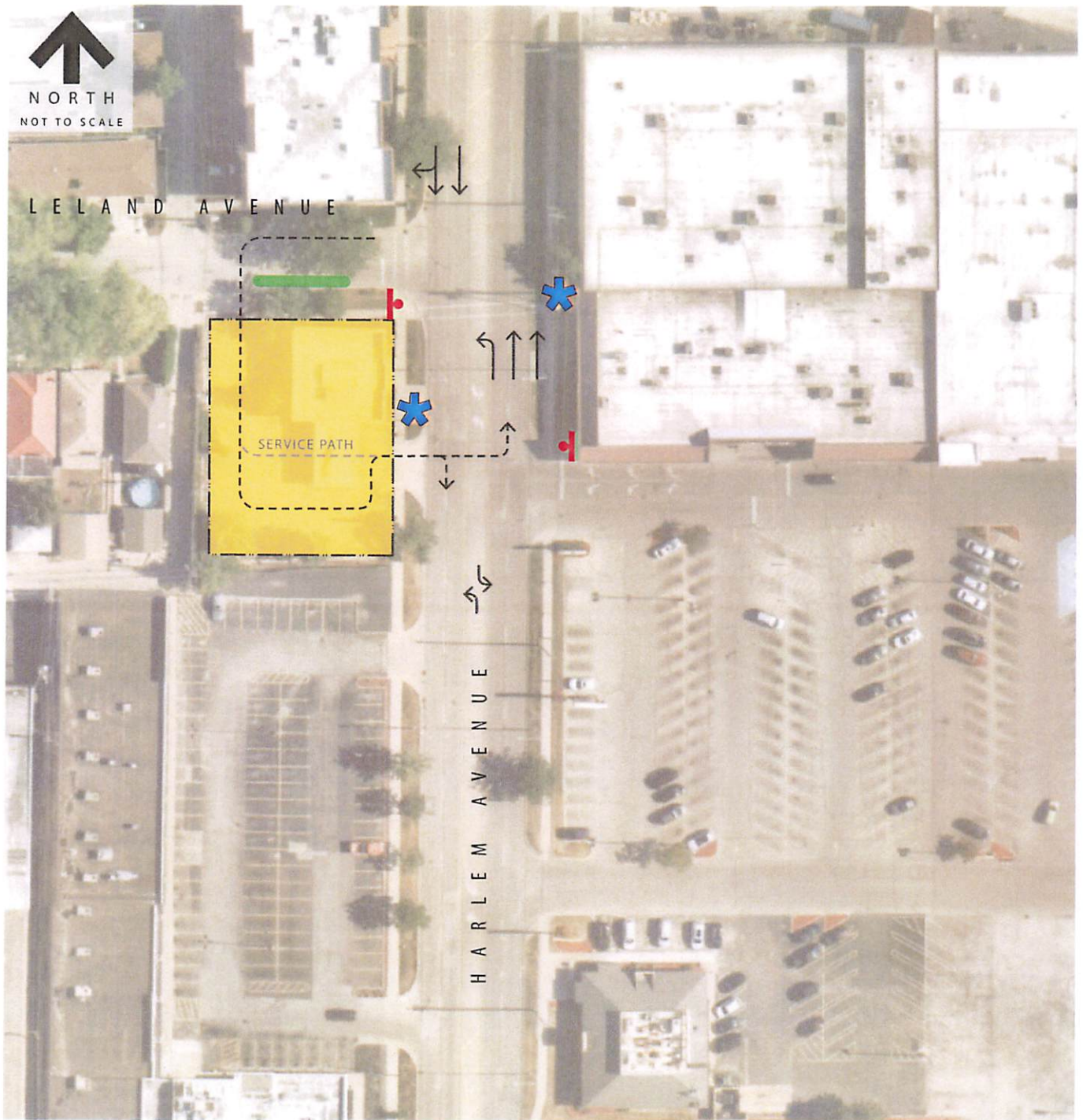
Harlem Avenue is a two-way north-south street on the eastern site boundary. In the site vicinity, Harlem Avenue maintains two travel lanes in each direction with a center two-way left-turn lane and a sidewalk on either side of the road. The intersection with Leland Avenue immediately north of the site is unsignalized with minor-leg stop control for eastbound Leland Avenue. The intersection with Wilson Avenue approximately one block south of the site is signalized. Harlem Avenue is under Illinois Department of Transportation (IDOT) jurisdiction.

Leland Avenue is a local east-west roadway on the northern site boundary. For the segment immediately west of Harlem Avenue adjacent to the site, Leland Avenue is a two-way street before it transitions to a one-way eastbound street exiting the adjacent residential neighborhood west of the site. The south side of Leland Avenue provides two possible on-street parking spaces. However, on-street parking is prohibited from 8:00 AM to 4:00 PM on Wednesday and Thursday along the south and north sides of the street, respectively. Leland Avenue is under local jurisdiction.

Public Transit and Active Transportation

Travel to the site is anticipated to be primarily by private vehicle. Both Harlem Avenue and Leland Avenue have sidewalks on both sides of the roadway with crosswalks in the east-west and north-south directions for pedestrians to access the site. Although the site and proposed use are largely expected to be accessed by vehicle, the Chicago Transit Authority (CTA) bus service is an available option to access the site for employees and customers as a bus stop is maintained along the site's frontage (southbound) and across Harlem Avenue (northbound). During site visits, this stop was actively used by waiting passengers.

CTA's #90 (Harlem) bus operates north-south from Higgins Avenue to South Boulevard along Harlem Avenue adjacent to the site. Additionally, CTA's #81W (Lawrence) runs east-west along Lawrence Avenue/Gunnison Street, one block north of the site for further transit connectivity in the area.



LEGEND



PROPOSED SITE



SITE CIRCULATION PATH



CTA #90 (HARLEM) BUS STOP



TRAVEL LANE



ON-STREET PARKING



STOP SIGN

PROPOSED PLAN

Development Plan

The proposed plan includes occupancy of an approximately 2,415-square-foot ground-floor space at 4660 N Harlem Avenue for use as a cannabis dispensary.

There is a total of 13 on-site parking spaces provided including one ADA-accessible parking space. As previously noted, two on-street parking spaces are available adjacent to the site on Leland Avenue with some time/day restrictions.

The site maintains two access driveways - an entrance/exit on Leland Avenue and an exit-only access on Harlem Avenue. Consistent with the existing site access system, employees, customers, and service/delivery vehicles are planned to enter via Leland Avenue and primarily exit to Harlem Avenue. . Service/Delivery vehicles will utilize a designated area adjacent to the building within the canopy for short-term parking while on site.

Development Traffic Characteristics

The following section outlines the traffic characteristics associated with the proposed cannabis dispensary use with comparisons to the site's previous use as a bank and alternative use that could reasonably occupy properties similar to the subject site given its size and location along a commercial corridor.

Trip Generation

Trip generation data published in the Institute of Transportation Engineers (ITE) manual titled *Trip Generation, 11th Edition* was referenced to estimate the volume of trips that may reasonably be expected to be generated by the proposed dispensary during weekday peak hours. *Trip Generation* data generally represents, and is derived from, data collected in largely auto-oriented areas that generally exhibit low use of non-auto modes of transportation (such as transit, walking, and biking). Although transit options are available adjacent to the site and pedestrian activity is not uncommon in the area, the site-generated traffic is largely expected to be via private vehicle and the ITE data is expected to provide an accurate representation of traffic characteristics for the use at this location.

A summary of the trip generation data associated with a cannabis dispensary is outlined in **Table 1**. Additionally, for comparison purposes, trip generation data associated with the site's previous use (a drive-in bank) and a theoretical alternative use that would also occupy similarly sized and positioned sites along a commercial corridor like Harlem Avenue (a coffee/donut shop with a drive-through window). Referencing this information allows for a comparison of trip generation between the proposed use, the previous use on the site, and a use that could otherwise be representative of an alternative use that would reasonably look to redevelop similar sites along the Harlem Avenue corridor. The resulting traffic projections for the proposed development plan **Table 2** along with a comparison to the previous use and a theoretical alternative use.

Table 1. Trip Generation Data

Land Use	Unit	Weekday	
		AM Peak	PM Peak
Cannabis Dispensary (ITE LUC 882) ¹	1,000 square feet	T = 10.54(X) 52% in / 48% out	T = 18.92(X) 50% in / 50% out
Drive-in Bank (ITE LUC 912) ¹	1,000 square feet	T = 9.95(X) 58% in / 42% out	T = 21.01(X) 50% in / 50% out
Coffee/Donut Shop with Drive-Through Window (ITE LUC 937) ¹	1,000 square feet	T = 85.88(X) 51% in / 49% out	T = 38.99(X) 50% in / 50% out

¹ Based on data in the Institute of Transportation Engineers *Trip Generation, 11th Edition* for the identified Land Use Codes (LUCs).

Table 2. Trip Generation Estimate

Land Use	Unit	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
<i>Proposed Use</i>							
Cannabis Dispensary	±2,415 sf	15	10	25	20	25	45
<i>Previous Use</i>							
Drive-in Bank	±2,415 sf	15	10	25	25	25	50
<i>Theoretical Alternative Use</i>							
Coffee/Donut Shop with Drive-Through Window	±2,415 sf	105	100	205	45	50	95

As a conservative approach, all trips are assumed to be primary trips (with the proposed dispensary as the primary reason for a customer's trip) and pass-by traffic has not been discounted. Pass-by trips are characterized by someone who stops at a site secondarily along the way to a primary destination. As an example, people that patronize a fast food restaurant on their way to work or a grocery on their way home represent pass-by trips. Since this traffic is already on the street between their origin and primary destination, they do not generate additional traffic through adjacent intersections; however, they are additive at a site driveway.

PLAN EVALUATION

Traffic Review

As presented in Table 2, the proposed dispensary is expected to generate approximately 25 total trips (15 arrive and 10 depart) during the weekday morning peak hour and 45 total trips (20 arrive and 25 depart) during the evening peak hour. For reference to current traffic volumes along Harlem Avenue in the site vicinity, IDOT's most recent traffic counts in April 2021 indicate a daily two-way traffic count of 30,066 vehicles. Peak hour volumes are reported as 1,378 and 2,039 during the weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak periods.

The projected 25 and 45 site-generated trips during the morning and evening peak hours represent only 1.8 and 2.2 percent of the existing peak hour counts on Harlem Avenue. Based on observations of traffic conditions in the site vicinity and the current traffic volumes along Harlem Avenue, the projected levels of traffic associated with the proposed dispensary is relatively minor and not expected to have a meaningful impact on the capacity and operation of surrounding intersections along Harlem Avenue.

Additionally, trips projected for a marijuana dispensary are comparable to those of a drive-in bank, the previous use on the site. Although not proposed as an alternative development proposal, a coffee/donut shop represents a reasonable theoretical development use on similarly-sized sites along commercial corridors like Harlem Avenue. At a similar size as the proposed dispensary, the site as a coffee/donut shop with a drive-thru window would be expected to generate approximately 8 times the volume of traffic in the morning peak hour and 2 times the volume of traffic in the evening peak hour, relative to the proposed dispensary. As such, the proposed cannabis dispensary would have a considerably lower traffic impact than a common redevelopment land use located along commercial corridors like Harlem Avenue.

Site Access

Access for the proposed dispensary is consistent with the previous bank use at the site with an entrance/exit on Leland Avenue and an exit-only access driveway on Harlem Avenue. When approaching the site, traffic is expected to turn from Harlem Avenue to Leland Avenue before entering the site. This represents the most direct and convenient way to access the site. Additionally, with the opposing one-way eastbound traffic flow on Leland Avenue just west of the site (and the posted Do Not Enter signs facing westbound traffic approaching the site on Leland Avenue), traffic approaching the site from Harlem Avenue is clearly directed to the on-site parking. Most traffic is expected to exit directly to Harlem Avenue; however, if a vehicle exits to Leland Avenue, they are oriented east to Harlem Avenue and away from the adjacent residential neighborhood as a result of the one-way traffic flow west of the site.

Parking

The subject site maintains 13 parking spaces available to employees and customers. The Village of Harwood Heights Zoning Ordinance requires one parking space per 250 square feet of gross floor area. With 2,415 square feet of floor space, resulting in a minimum parking requirement of 10 spaces. Additionally, based on the ITE Parking Generation Manual, 5th Edition, a cannabis dispensary typically generates a peak parking demand of 2.2 spaces per 1,000 square feet of gross floor area, resulting in a projected peak parking demand of 6 parking spaces. As such, the 13 on-site parking

spaces satisfy the Village's parking requirement and exceeds the projected peak parking demand based on ITE data for similarly-sized dispensaries.

Loading / Delivery

The delivery and service access for the proposed dispensary is proposed on-site via a reserved canopied parking space on the south side of the building. Similar to employees and customers, service/delivery vehicles would turn from Harlem Avenue to Leland Avenue and enter the site while they would exit directly to Harlem Avenue after completing their service/delivery visit. Service and delivery activity would access the building using a secure rear door and would not mix with employee and customer access.

SUMMARY AND RECOMMENDATIONS

Based on Kimley-Horn's review, we offer the following key findings:

Traffic

- Based on the proposed development plan, traffic data associated with similar uses, and consideration of transportation characteristics in the local area, the proposed dispensary is not expected to generate significant volumes of traffic during peak hours.
- Traffic projections associated with the proposed dispensary, compared to the current peak hour traffic volumes along Harlem Avenue, account for approximately 2 percent of all traffic along the corridor. As such, the proposed use does not generate an impactful volume of traffic on the adjacent street system.
- Based on a comparison of traffic projections between the previous bank use and the proposed dispensary, the peak hour traffic volumes associated with both uses are similar.
- Relative to observations of traffic conditions, traffic activity generated by the proposed dispensary is expected to be readily accommodated by the adjacent streets and intersections.

Pedestrian, Transit, and Bicycle

- The site is accessible to pedestrians via sidewalks on both sides of Harlem Avenue and Leland Avenue with crosswalks on both streets to reach the site.
- CTA Bus #90 (Harlem) operating north-south on Harlem Avenue from Higgins Avenue to South Boulevard is accessible to customers and employees via stops immediately west of the site entry and across the street from site entry. Bus stops for CTA Bus #81W are also accessible approximately one block north of the site.

Parking

- 13 on-site parking spaces will be available for both employees and customers. Additionally, 2 on-street parking spaces adjacent to the site along Leland Avenue are available, if needed.
- The 13 spaces provided on site satisfy requirements outline in the Village's Parking Ordinance. Additionally, parking demand projections based on data published in ITE's *Parking Generation, 5th Edition* estimate a peak demand of 10 spaces for a dispensary with the proposed floor area.

Service / Delivery Access

- Delivery and service access will be provided with a designated space on the south side of the building adjacent to a secured-access door. Vehicles will enter the site from Leland Avenue and exit directly to Harlem Avenue

OFFICE:
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PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage Inspection
Condominiums
Land Development
Legal Descriptions

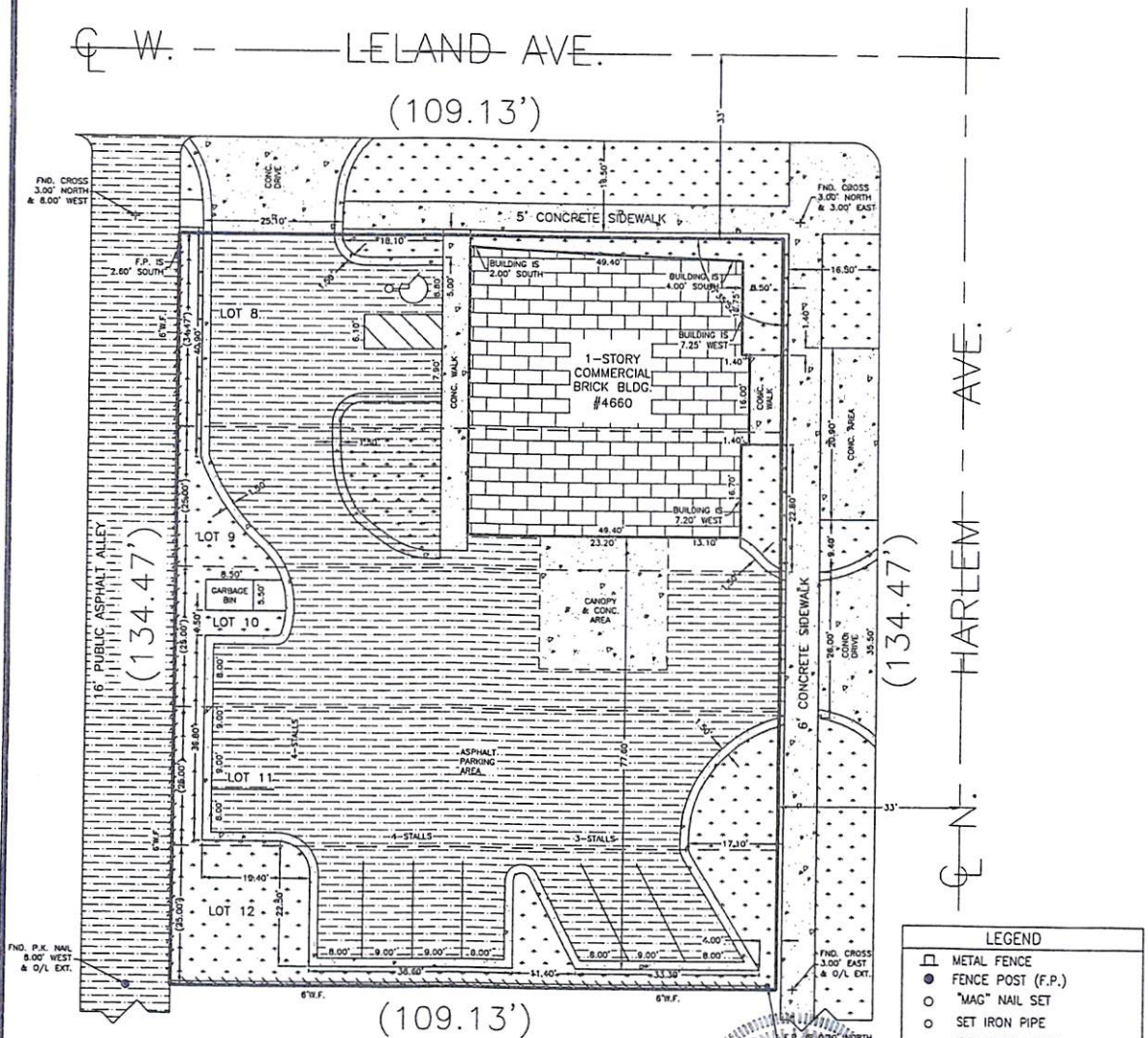
LOTS 8 TO 12, INCLUSIVE, IN M. G. ELLIS RESUBDIVISION OF LOT 6 IN C.R. BALL'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 25.4 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 4660 N. HARLEM AVE., HARWOOD HEIGHTS, IL 60706)

AREA= 14,674 SQ. FT. (MORE OR LESS)
PERIMETER= 487 FT. (MORE OR LESS)
ACREAGE= 0.3368686868686869 (MORE OR LESS)



SCALE: 1"=20'



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 11/08/21
P. I. N.: 12-13-211-042-0000
BOOK NO.: G.P.
SURVEYOR: S.J.S.
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 2111-2820
SCALE: 1" = 20 FEET
ORDERED BY: RUDOLPH KAPLAN, LLC.
MEMBER: L. P. L. S. A.
A. C. S. M.

J.R., © 2021 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 09 DAY OF NOVEMBER 2021.
LICENSE EXPIRATION DATE: 11/30/22

LEGEND	
	METAL FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	(D) NOTCH
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

CECILIA ABUNDIS
Director

Published: July 22, 2022
Updated: August 19, 2022

The below list identifies the current holders of a Conditional Adult Use Dispensing Organization License ("Conditional License") in the BLS Region in which that Conditional License was issued. This list will be updated as more Conditional Licenses are issued.

Please note that a Conditional License does not authorize the Conditional Licensee to engage in the sale of cannabis until the Conditional Licensee is issued an Adult Use Dispensing Organization pursuant to Section 15-36 of the [Cannabis Regulation and Tax Act](#). See 410 ILCS 705/15-25(f); 410 ILCS 705/15-35 (e); and 410 ILCS 705/15-35.10(e).

BLS REGION #1: Bloomington

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
ILLINOIS HEALTH & WELLNESS, LLC	284.000221-CL	7/22/2022
PROJECT EQUITY ILLINOIS, INC.	284.000321-CL	8/12/2022

BLS REGION #2: Cape Girardeau

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BLOUNTS&MOORE	284.000236-CL	7/22/2022
DO MOR DEVELOPMENT, LLC	284.000214-CL	7/22/2022
TRU ESSENCE GROUP, LLC	284.000322-CL	8/12/2022

BLS REGION #3: Carbondale-Marion

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
IL-LUSTRIOUS VETERANS' UNIT II LLC	284.000215-CL	7/22/2022

SOCIAL EQUITY INVESTMENTS, L.L.C.	284.000228-CL	7/22/2022
TOFINO SHORELINE PARTNERS LLC	284.000264-CL	7/22/2022

BLS REGION #4: Champaign-Urbana

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
FORTUNATE SON PARTNERS LLC	284.000259-CL	7/22/2022
SEQUITY VENTURES, LLC	284.000216-CL	7/22/2022
DSG OPCO IL, LLC	284.000310-CL	7/29/2022

BLS REGION #5: Chicago-Naperville-Elgin

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
24TH REGIMENT - LATINO VETERANS' UNIT LLC	284.000185-CL	7/22/2022
BIO-PHARM, LLC	284.000266-CL	7/22/2022
BLOUNTS&MOORE	284.000237-CL	7/22/2022
BLOUNTS&MOORE	284.000238-CL	7/22/2022
BLOUNTS&MOORE	284.000239-CL	7/22/2022
BLOUNTS&MOORE	284.000240-CL	7/22/2022
BOTAVI WELLNESS LLC	284.000250-CL	7/22/2022
BOTAVI WELLNESS LLC	284.000251-CL	7/22/2022
BOTAVI WELLNESS LLC	284.000252-CL	7/22/2022
BOTAVI WELLNESS LLC	284.000253-CL	7/22/2022
CANNA VENTURES, LLC	284.000267-CL	7/22/2022
CANNA VERDE LLC	284.000141-CL	7/22/2022
CESAM, LLC	284.000142-CL	7/22/2022
CESAM, LLC	284.000143-CL	7/22/2022
EARTHMED, LLC	284.000144-CL	7/22/2022
EARTH'S DESIGNRECREATIONAL DISPENSARY, LLC	284.000268-CL	7/22/2022
EEL - ILLINOIS LLC	284.000145-CL	7/22/2022
EEL - ILLINOIS LLC	284.000146-CL	7/22/2022
ELLANA, LLC	284.000186-CL	7/22/2022
EMERALD COAST, LLC	284.000256-CL	7/22/2022
EMERALD COAST, LLC	284.000257-CL	7/22/2022
EUPHORIA, LLC	284.000147-CL	7/22/2022

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
FAMILY ROOTS, LLC	284.000187-CL	7/22/2022
FAMILY ROOTS, LLC	284.000188-CL	7/22/2022
FAMILY ROOTS, LLC	284.000189-CL	7/22/2022
FAMILY TREES LLC	284.000269-CL	7/22/2022
FLY SOCIETY GROUP OF AURORA, LLC	284.000190-CL	7/22/2022
G P GREEN HOUSE LLC	284.000191-CL	7/22/2022
GRD ILLINOIS LLC	284.000148-CL	7/22/2022
GREEN & ALAMO, LLC	284.000270-CL	7/22/2022
GREEN & BRANSFORD, LLC	284.000271-CL	7/22/2022
GREEN & BRANSFORD, LLC	284.000272-CL	7/22/2022
GREEN & BRANSFORD, LLC	284.000273-CL	7/22/2022
GREEN & BRANSFORD, LLC	284.000274-CL	7/22/2022
GREEN & BRANSFORD, LLC	284.000275-CL	7/22/2022
GREEN & BRADLEY, LLC	284.000260-CL	7/22/2022
GREEN & BRADLEY, LLC	284.000261-CL	7/22/2022
GREEN & BRADLEY, LLC	284.000262-CL	7/22/2022
GREEN & CAMPBELL, LLC	284.000149-CL	7/22/2022
GREEN & FOSTER, LLC	284.000192-CL	7/22/2022
GREEN & FOSTER, LLC	284.000193-CL	7/22/2022
GREEN & FOSTER, LLC	284.000194-CL	7/22/2022
GREEN & RANDLE, LLC	284.000276-CL	7/22/2022
GREEN & RANDLE, LLC	284.000277-CL	7/22/2022
GREEN & WILLIAMS, LLC	284.000150-CL	7/22/2022
GREEN & WILLIAMS, LLC	284.000151-CL	7/22/2022
GREEN STAR	284.000278-CL	7/22/2022
GREEN THERAPY LLC	284.000232-CL	7/22/2022
GREENLEAF INVESTMENT OPERATIONS, LLC	284.000195-CL	7/22/2022
GRI HOLDINGS, LLC	284.000248-CL	7/22/2022
GRI HOLDINGS, LLC	284.000249-CL	7/22/2022
GWB ILLINOIS, LLC (DBA GREENWELL)	284.000152-CL	7/22/2022
HAAAYY, LLC	284.000153-CL	7/22/2022
HOLY VANA, LLC	284.000279-CL	7/22/2022
ILLINOIS CANNABIS COMPANY, LLC	284.000280-CL	7/22/2022
ILLINOIS HEALTH & WELLNESS, LLC	284.000196-CL	7/22/2022
ILLINOIS WORKS, LLC	284.000154-CL	7/22/2022
INLABS I LLC	284.000197-CL	7/22/2022
ISLAND THYME, LLC.	284.000245-CL	7/22/2022

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
ISLAND THYME, LLC.	284.000246-CL	7/22/2022
KANA GROVE NORTH LLC	284.000281-CL	7/22/2022
KAP-JG LLC	284.000198-CL	7/22/2022
KAP-JG LLC	284.000199-CL	7/22/2022
KAP-JG LLC	284.000200-CL	7/22/2022
KAP-JG LLC	284.000201-CL	7/22/2022
KAP-JG LLC	284.000202-CL	7/22/2022
KECHWA, LLC	284.000203-CL	7/22/2022
KWB ONE LLC	284.000282-CL	7/22/2022
KWB ONE LLC	284.000283-CL	7/22/2022
KXD PARTNERS, LLC	284.000263-CL	7/22/2022
LATINO VETERANS HEALTH AND REVIVAL LLC	284.000284-CL	7/22/2022
MARIGROW INC.	284.000155-CL	7/22/2022
MINT IL, LLC	284.000156-CL	7/22/2022
MINT VENTURES LLC	284.000157-CL	7/22/2022
MORGAN AND HOPE, LLC; DBA 64 & HOPE	284.000243-CL	7/22/2022
MURRAY FOOD SERVICES, INC.	284.000244-CL	7/22/2022
NIRVANA CENTER ILLINOIS, LLC	284.000204-CL	7/22/2022
NMG IL 1, LLC	284.000158-CL	7/22/2022
NMG IL 4, LLC	284.000159-CL	7/22/2022
OCEAN CAPITAL IL, INC. D/B/A DR. MOODS CANNABIS COMPANY	284.000160-CL	7/22/2022
OCEAN CAPITAL IL, INC. D/B/A DR. MOODS CANNABIS COMPANY	284.000161-CL	7/22/2022
PLANET 13 ILLINOIS, LLC	284.000162-CL	7/22/2022
RIVER BLUFF CANNABIS, INC.	284.000205-CL	7/22/2022
SB IL LLC D/B/A STARBUDS	284.000285-CL	7/22/2022
SO BAKED TOO LLC	284.000286-CL	7/22/2022
SUITE GREENS, LLC	284.000206-CL	7/22/2022
EXXOTIC Strains, LLC.	284.000287-CL	7/22/2022
THE HOMECOMING GROUP, LLC	284.000235-CL	7/22/2022
THF ILLINOIS, LLC DBA: GREENLIGHT	284.000288-CL	7/22/2022
TOFINO SHORELINE PARTNERS LLC	284.000289-CL	7/22/2022

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
TRIUMPH 7 INVESTMENTS, LLC	284.000222-CL	7/22/2022
VILLAGE COURT HOLDINGS, LLC	284.000247-CL	7/22/2022
VILL-OPS, INC (DBA VIOLA)	284.000207-CL	7/22/2022
VILL-OPS, INC (DBA VIOLA)	284.000208-CL	7/22/2022
WISE PARTNERS, LLC	284.000163-CL	7/22/2022
WAH GROUP, LLC D/B/A LEAFING LIFE	284.000164-CL	7/22/2022
WORLD OF WEED	284.000180-CL	7/22/2022
WORLD OF WEED	284.000181-CL	7/22/2022
WORLD OF WEED	284.000182-CL	7/22/2022
WORLD OF WEED	284.000183-CL	7/22/2022
WORLD OF WEED	284.000184-CL	7/22/2022
AMERICANNA DREAM, LLC	284.000313-CL	7/29/2022
BLUE LEAF, LLC	284.000290-CL	7/29/2022
FLOWER POINTS, LLC	284.000315-CL	7/29/2022
GREEN & KINNICK, LLC	284.000291-CL	7/29/2022
HEARTLAND LEAF, LLC	284.000292-CL	7/29/2022
HIGH HOPES CHICAGO, LLC	284.000293-CL	7/29/2022
ILLINOIS KINDNESS, LLC	284.000294-CL	7/29/2022
JOINT VENTURES 1, LLC	284.000295-CL	7/29/2022
NIRVANA MANAGEMENT CORPORATION	284.000317-CL	7/29/2022
NLJ PARTNERS, LLC	284.000296-CL	7/29/2022
PERCEPTION CANNABIS CHICAGO SOUTH, INC.	284.000297-CL	7/29/2022
TC APPLICCO, LLC	284.000298-CL	7/29/2022
TC APPLICCO, LLC	284.000299-CL	7/29/2022
VERTICAL MANAGEMENT, LLC	284.000300-CL	7/29/2022
WESTSIDE VISIONARIES, LLC	284.000301-CL	7/29/2022
VELTISTE ILLINOIS, LLC	284.000318-CL	8/12/2022
RENU, LLC	284.000323-CL	8/19/2022
RENU, LLC	284.000324-CL	8/19/2022

BLS REGION #6: Danville

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
MARIWORKS LLC	284.000217-CL	7/22/2022
PARKWAY DISPENSARY	284.000173-CL	7/22/2022

SEVEN POINT OF ILLINOIS, LLC	284.000316-CL	7/29/2022
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BLS REGION #7: Davenport-Moline-Rock Island

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BOLDEN INVESTMENTS I LLC	284.000174-CL	7/22/2022
DEEPROOTZ, LLC	284.000175-CL	7/22/2022
WEST SIDE COLLABORATIVE, LLC	284.000176-CL	7/22/2022

BLS REGION #8: Decatur

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
CLEAN SLATE OPCO, LLC	284.000177-CL	7/22/2022
ILLINOIS HEALTH & WELLNESS, LLC	284.000218-CL	7/22/2022
INDUS365, LLC	284.000312-CL	7/29/2022

BLS REGION #9: Kankakee

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
DEER PARK PARTNERS, LLC	284.000229-CL	7/22/2022
ILLINOIS WORKS, LLC	284.000219-CL	7/22/2022
GRD ILLINOIS LLC	284.000311-CL	7/29/2022

BLS REGION #10: Peoria

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
GREEN SKIES - ILLINOIS I LLC	284.000209-CL	7/22/2022
NORTHERN CARDINAL VENTURES, LLC	284.000233-CL	7/22/2022
SOCIAL EQUITY INVESTMENTS, L.L.C.	284.000223-CL	7/22/2022
EXXOTIC STRAINS, LLC.	284.000265-CL	7/22/2022
WORLD OF WEED	284.000230-CL	7/22/2022

FELLO, INC.	284.000303-CL	7/29/2022
PROJECT EQUITY ILLINOIS, INC.	284.000319-CL	8/12/2022
LAND OF LINCOLN DISPENSARY, LLC	284.000325-CL	8/19/2022

BLS REGION #11: Rockford

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
DMR WELLNESS LLC	284.000224-CL	7/22/2022
GREEN JUSTICE LLC	284.000210-CL	7/22/2022
HEARTLAND LEAF, LLC	284.000165-CL	7/22/2022
WAH GROUP, LLC D/B/A LEAFING LIFE	284.000166-CL	7/22/2022

BLS REGION #12: St. Louis

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BLOUNTS&MOORE	284.000241-CL	7/22/2022
BOLDEN INVESTMENTS I LLC	284.000167-CL	7/22/2022
BOTAVI WELLNESS LLC	284.000254-CL	7/22/2022
CTY ENTERPRISES, LLC	284.000168-CL	7/22/2022
EMERALD COAST, LLC	284.000258-CL	7/22/2022
ILLINOISCANNABIS49, INC.	284.000169-CL	7/22/2022
TATICH 3 LLC	284.000234-CL	7/22/2022
AMERICANNA DREAM, LLC	284.000302-CL	7/29/2022
FORTUNATE SON PARTNERS, LLC	284.000304-CL	7/29/2022
PROJECT EQUITY ILLINOIS, INC.	284.000320-CL	8/12/2022

BLS REGION #13: Springfield

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BOLDEN INVESTMENTS III LLC	284.000178-CL	7/22/2022
DEALERSHIP, LLC	284.000179-CL	7/22/2022
HERBAN QUALITY CONTROL	284.000220-CL	7/22/2022

BLS REGION #14: Northwest Illinois Nonmetropolitan

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BOTAVI WELLNESS LLC	284.000242-CL	7/22/2022
CANNIDID SPIRIT TOO, LLC	284.000231-CL	7/22/2022
KANA GROVE NORTH LLC	284.000170-CL	7/22/2022
KAP-JG LLC	284.000211-CL	7/22/2022
UHCC, INC.	284.000307-CL	7/29/2022

BLS REGION #15: West Central Illinois Nonmetropolitan

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
DO MOR DEVELOPMENT, LLC	284.000212-CL	7/22/2022
KUSH21 CHICAGO, LLC	284.000213-CL	7/22/2022
TRIUMPH 7 INVESTMENTS, LLC	284.000225-CL	7/22/2022
WESTSIDE SOCIAL JUSTICE, LLC	284.000308-CL	7/29/2022
WESTSIDE SOCIAL JUSTICE, LLC	284.000309-CL	7/29/2022

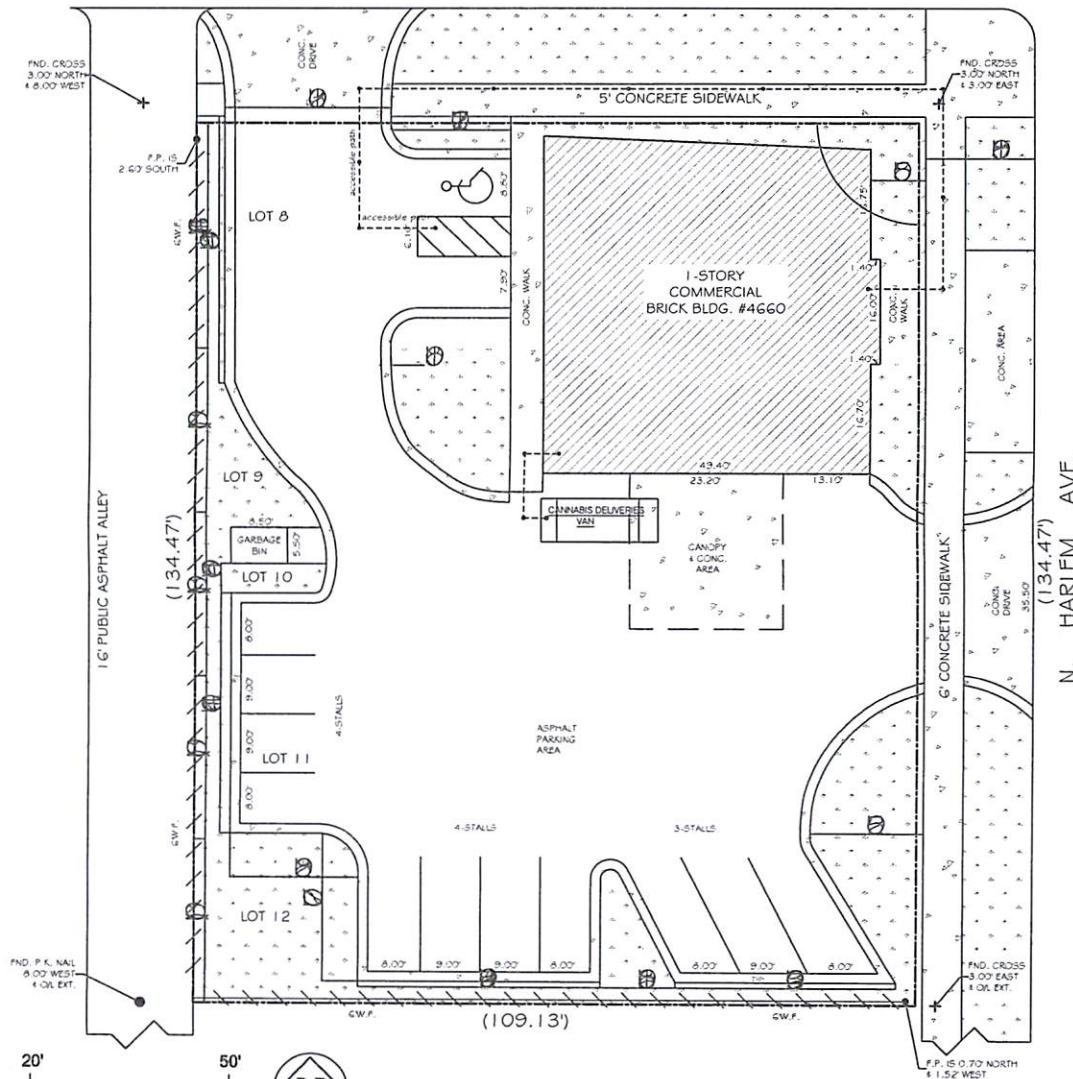
BLS REGION #16: East Central Illinois Nonmetropolitan

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
ALLGREENS DISPENSARY, LLC	284.000171-CL	7/22/2022
LIGHTHOUSE DISPENSING COMPANY, LLC	284.000172-CL	7/22/2022
HOLISTIC ILLINOIS, LLC	284.000305-CL	7/29/2022
TC APPLICCO, LLC	284.000306-CL	7/29/2022

BLS REGION #17: South Illinois Nonmetropolitan

ENTITY NAME	CONDITIONAL LICENSE NUMBER	CONDITIONAL LICENSE ISSUANCE DATE
BOTAVI WELLNESS LLC	284.000255-CL	7/22/2022
NAVADA LABS, LLC	284.000226-CL	7/22/2022
V3 ILLINOIS VENDING, LLC	284.000227-CL	7/22/2022
127 IL, LLC	284.000314-CL	7/29/2022

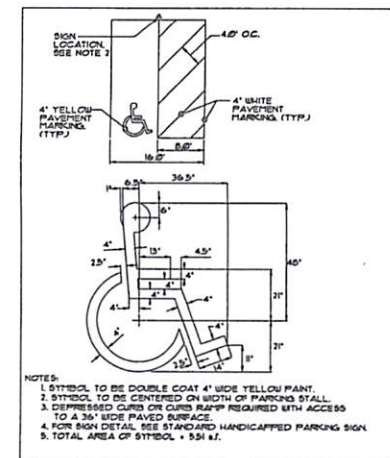
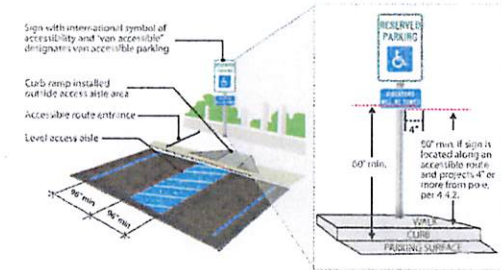
W. LELAND AVE.
(109.13')



SCHEMATIC SITE PLAN

A REMODELING FOR A NEW DISPENSARY

HARWOOD HEIGHTS, ILLINOIS



HANDICAPPED PARKING SPACE

- "LOCATION IS SUFFICIENT IN SIZE, UTILITY INFRASTRUCTURE, INCLUDING POWER ALLOCATION AND LIGHTING, PARKING, PRODUCT HANDLING AND STORAGE."

12-12-22	105	105	105
12-12-22	105	105	105
12-12-22	105	105	105

PENKA ARCHITECTS, INC.
ARCHITECTS • PLANNERS • ENGINEERS
4000 N. HARLEM AVE., SUITE 100
HARWOOD HEIGHTS, ILL. 60142-1000
TEL: 708-441-1000
WWW.PENKA-ARCHITECTS.COM

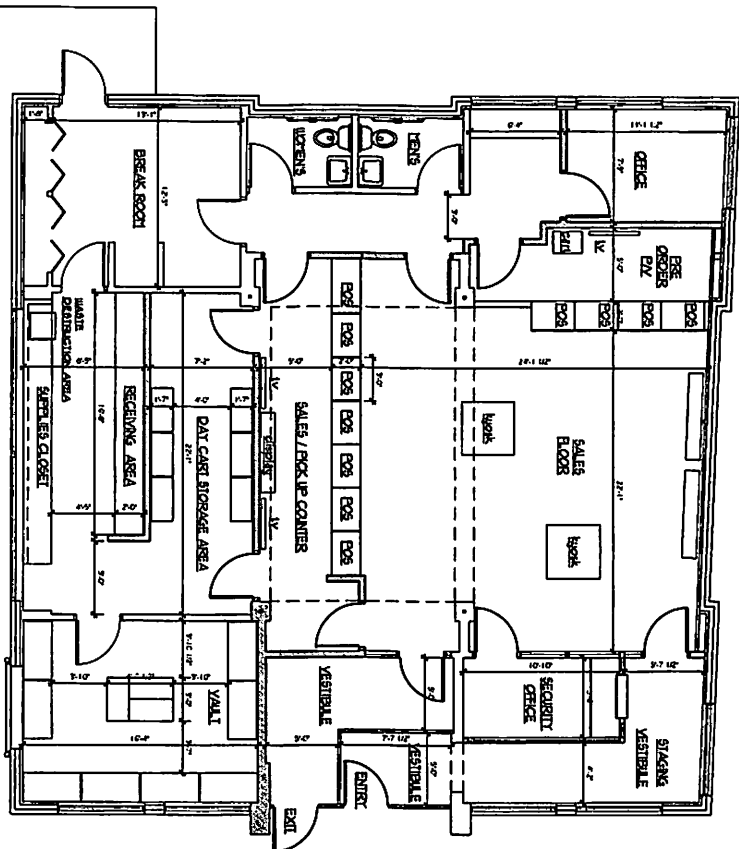
A REMODELING FOR
A NEW DISPENSARY
HARWOOD HEIGHTS, ILLINOIS

SHEET NO.

P-1

A REMODELING FOR A NEW DISPENSARY HARWOOD HEIGHTS, ILLINOIS

NAME AND DESCRIPTION OF EACH ROOM



FLOOR PLAN
2475 SF.
1/4" = 1'-0"



VESTIBULE/STAGING VESTIBULE - PUBLIC ACCESS ROOM WHERE CUSTOMERS WILL QUEUE BEFORE THEIR IDENTIFICATION IS CHECKED

MAIN RECEPTION/SECURITY OFFICE - RESTRICTED ACCESS ROOM WILL BE THE FIRST POINT OF CONTACT FOR ALL PERSONS WHO WISH TO ENTER THE DISPENSARY. PROPER IDENTIFICATION MUST BE PRESENTED TO DISPENSARY SECURITY STAFF BY ANY PERSON ATTEMPTING TO ENTER THE DISPENSARY. THE ROOM SHALL ALSO HOUSE THE SECURITY CABINET THAT CONTAINS THE NETWORK VIDEO RECORDER (NVR) AND OTHER INTERNAL DEVICES INCLUDED IN THE OVERALL SECURITY SYSTEM.

SUPPLY CLOSET - RESTRICTED ACCESS ROOM WILL BE USED TO STORE OFFICE SUPPLIES FOR THE MANAGER'S OFFICE, STAFF BREAK ROOM, MAIN RECEPTION/SECURITY OFFICE AS WELL AS SUPPLIES FOR THE DISPENSING AREA.

MANAGER'S OFFICE - RESTRICTED ACCESS ROOM SHALL SERVE AS THE DISPENSARY MANAGER'S OFFICE AND MAY CONTAIN MULTIPLE DESKS FOR THE VARIOUS DISPENSARY MANAGERS.

VAULT - RESTRICTED ACCESS ROOM SHALL BE USED TO STORE ALL CANNABIS PRODUCTS WHILE THE DISPENSARY IS CLOSED AND SHALL HAVE LIMITED ACCESS. THIS ROOM SHALL ALSO BE USED TO STORE ANY CASH THAT THE DISPENSARY MAY HAVE.

EXIT VESTIBULE - LIMITED ACCESS ROOM SHALL BE WHERE CUSTOMERS EXIT THE DISPENSARY.

PREORDER PICKUP COUNTER - RESTRICTED ACCESS ROOM WHERE STAFF WILL PROCESS CUSTOMER PREORDER PAYMENTS AND DISPENSE PREORDER CANNABIS PRODUCTS.

DAY CART STORAGE AREA - RESTRICTED ACCESS ROOM SHALL SERVE AS A DAILY STORAGE AREA FOR THE MOST POPULAR CANNABIS AND CANNABIS PRODUCTS THAT ARE ASSIGNED FOR CUSTOMER IN STORE ORDERS AND PREORDERS. NO PRODUCTS CONTAINING CANNABIS WILL BE STORED IN THIS ROOM OVERNIGHT AS ANY ORDERS THAT ARE NOT PICKED-UP BY THE ORDERING CUSTOMER WILL BE RETURNED TO VAULT AND PLACED INTO GENERAL INVENTORY.

RECEIVING AREA - RESTRICTED ACCESS AREA SHALL BE USED TO FORMALLY RECEIVE ALL CANNABIS PRODUCTS THAT ARE DELIVERED TO THE DISPENSARY. DISPENSARY STAFF SHALL COUNT AND VERIFY EXACTLY WHAT IS BEING DELIVERED TO THE DISPENSARY AND COMPARE THE RECEIVED ITEMS TO THE SHIPPING MANIFEST. DISPENSARY STAFF MAY ALSO MAKE CASH PAYMENTS TO VENDORS IN THE RECEIVING ROOM.

STAFF BREAK ROOM - RESTRICTED ACCESS ROOM SHALL BE USED AS THE STAFF BREAK AREA AND PLACE FOR STORAGE LOCKERS SO THAT DISPENSARY STAFF CAN SECURELY STORE PERSONAL ITEMS WHILE AT WORK.

SALES/PICK UP COUNTER - RESTRICTED ACCESS AREA WHERE STAFF WILL PROCESS IN STORE CUSTOMER PAYMENTS AND DISPENSE CANNABIS PRODUCTS.

SALES FLOOR - LIMITED ACCESS ROOM THAT SHALL SERVE AS THE SALES FLOOR WHERE CUSTOMERS ARE ALLOWED TO ENTER TO LEARN MORE ABOUT THE PRODUCTS THAT THE DISPENSARY OFFERS AND TO MAKE CANNABIS PURCHASES.

WOMEN'S REST ROOM - RESTRICTED ACCESS ROOM WILL SERVE AS THE WOMEN'S REST ROOM FOR DISPENSARY AGENTS.

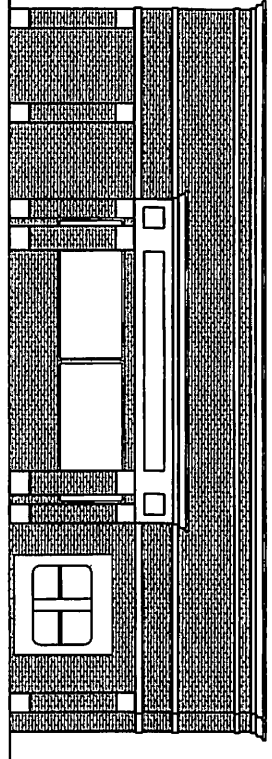
MEN'S REST ROOM - RESTRICTED ACCESS ROOM WILL SERVE AS THE MEN'S REST ROOM FOR DISPENSARY AGENTS.

- "LOCATION IS SUFFICIENT IN SIZE, UTILITY INFRASTRUCTURE, INCLUDING POWER ALLOCATION AND LIGHTING, PARKING, PRODUCT HANDLING AND STORAGE."

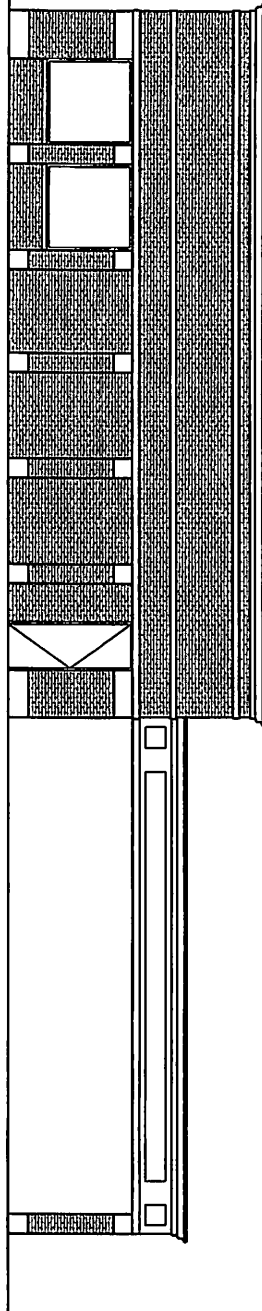
JOB NO.	1000000000
DRAWN BY:	PAW
CHECKED BY:	PAW
APPROVED BY:	PAW

DATE	REVISION
10-11-17	1
10-11-17	2
10-11-17	3
10-11-17	4
10-11-17	5
10-11-17	6
10-11-17	7
10-11-17	8
10-11-17	9
10-11-17	10

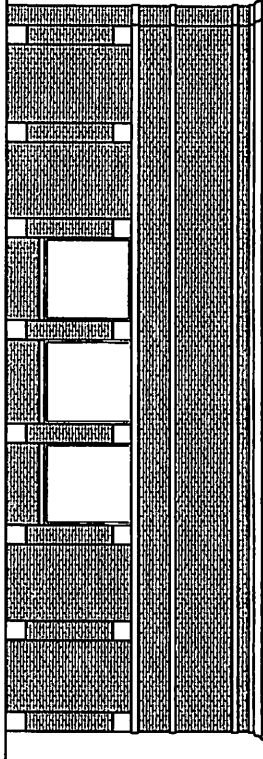
SOUTH ELEVATION



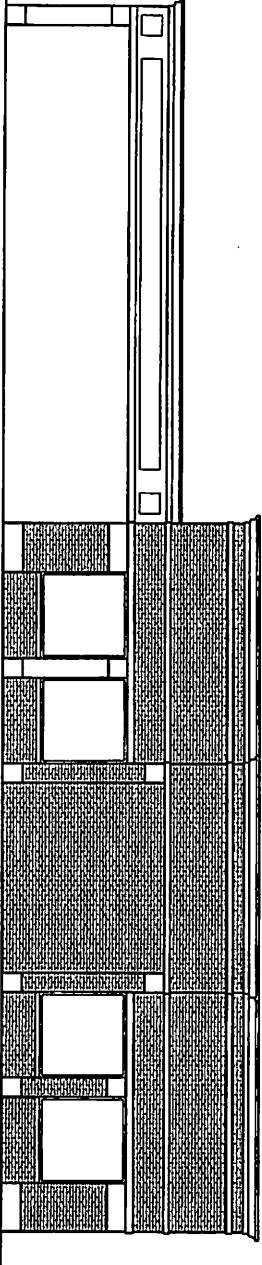
WEST ELEVATION

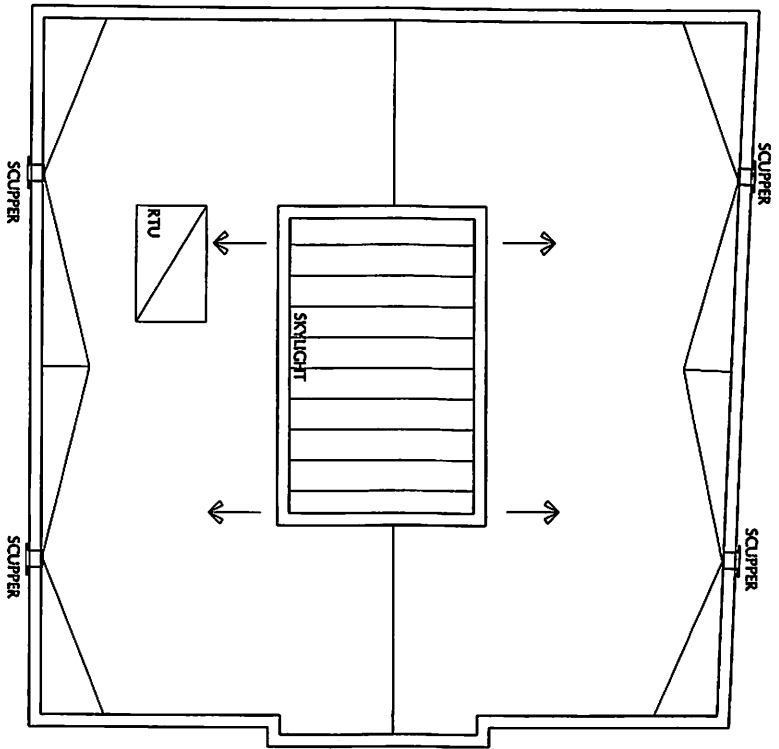


NORTH ELEVATION



EAST ELEVATION





ROOF PLAN
1/4" = 1'-0"

A detailed floor plan of a building, likely a school or office, showing various rooms and areas. The plan is color-coded: pink for general rooms, yellow for a large central area, and green for storage areas. Key features include:

- Top Left:** A large pink room labeled "BREAK ROOM" with a sink and a door.
- Top Center:** Restrooms labeled "MEN'S" and "WOMEN'S".
- Top Right:** An "OFFICE" and a "FIRE ORDER FIVE" area with a door.
- Center:** A large yellow area labeled "SALES FLOOR" with two "WORK" boxes. A row of rooms labeled "ROOM 1" through "ROOM 10" is along the left side of this area.
- Bottom Left:** A "RECEIVING AREA" with a counter and a "SUPERVISOR'S OFFICE" with a desk.
- Bottom Center:** A "DAY CARE STORAGE AREA" and a "VAULT".
- Bottom Right:** A "SECURITY OFFICE" and a "STORAGE VAULTS" area.
- Entrances:** An "EXIT" is marked at the bottom center, and another "EXIT" is marked near the "SECURITY OFFICE".
- Other Labels:** "SALES / PICKUP COUNTER", "RECEIVING", "MEN'S", "WOMEN'S", "OFFICE", "FIRE ORDER FIVE", "ROOM 1", "ROOM 2", "ROOM 3", "ROOM 4", "ROOM 5", "ROOM 6", "ROOM 7", "ROOM 8", "ROOM 9", "ROOM 10", "WORK", "SALES FLOOR", "RECEIVING AREA", "SUPERVISOR'S OFFICE", "DAY CARE STORAGE AREA", "VAULT", "SECURITY OFFICE", "STORAGE VAULTS", "EXIT", "EXIT".

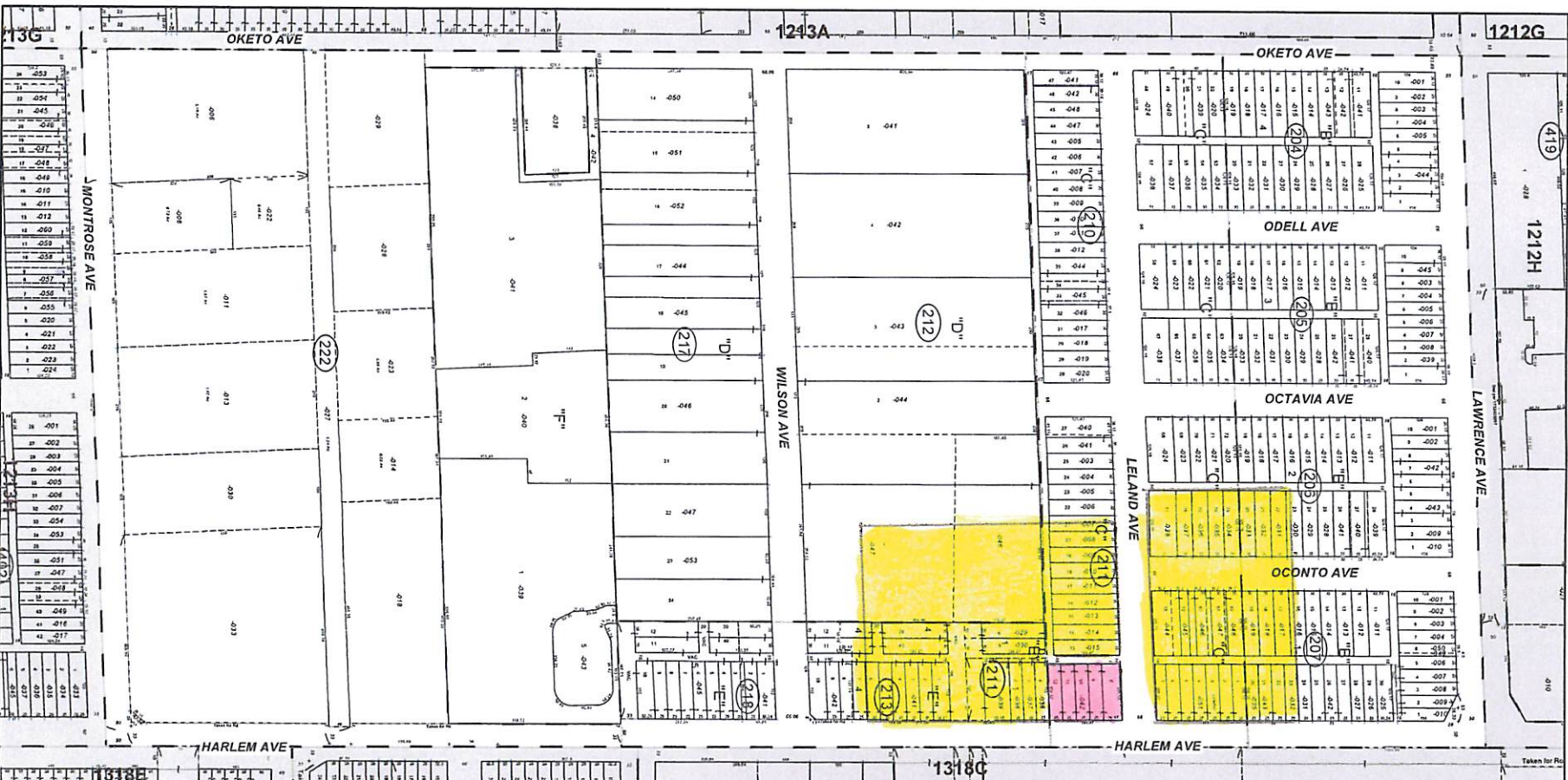




Cook County, Illinois
E½ NE¼ Section 13 - 40 - 12
NORWOOD PARK

2021 Tax Map
Page 1213B
40-12-13B

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"A"

C. R. BALL'S SUB. of the N 1/2 of the
N.W. 1/4 of Sec. 18-40-13 (except school
lot) and the N. 25.4 acs. of the N.E. 1/4 of the
N.E. 1/4 of Sec. 13-40-12. Book 67, Page 37.
Rec. 11/23/1893 Doc. 1959/45

"B"

OLIVER SAUNIER & CO.'S SECOND
LAWRENCE AVE. MANOR, a sub. of lot 7
in C. R. Ball's Sub. (see "A")
Rec. 05/13/1925 Doc. 8909/43

"C"

M. G. ELLIS' RESUB. of lot 6 in C. R. Ball's
Sub. (see "A")
Rec. 09/14/1928 Doc. 10146/02

"D"

KLESTADT'S INDUSTRIAL ADD. TO
NORWOOD HEIGHTS' a sub. in the N.E. 1/4
of Sec. 13-40-12.

For vacation of streets
and alleys included in this sub.
Rec. Doc. 1624/802

"E"

STANLEY E. JONES' WILSON AVE. SUB.
of the N. 1/2 of the N. 1/2 of the S.E. 1/4 of the
N.E. 1/4 of the S. 15 acs. of the N.E. 1/4 of the
N.E. 1/4 of Sec. 13-40-12.
Rec. 10/09/1928 Doc. 101709/83

"F"

TENACITY SUB of part of the S. 1/2 of the
N. 1/2 SE 1/4 of the NE 1/4 of Sec. 13-40-12.
Rec. 12/18/2019 Doc. 19552170/7

CONDOMINIUM 13-13-37-81
THE FRONT PORCHES OF NORWOOD HEIGHTS
Rec. 09/04/1927 Doc. 8192/06

Unit	2021 1002	2021 1003	Unit
201 + 1001	304 + 1004	304 + 1006	304 + 1008
202 + 1007	304 + 1009	304 + 1011	304 + 1013
302 + 1010	304 + 1014	302 + 1016	302 + 1018
304 + 1016	401 + 1017	402 + 1019	402 + 1021
401 + 1019	404 + 1020	405 + 1021	406 + 1024
406 + 1022			

Cook County, Illinois
W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 18 - 40 - 13
NORWOOD PARK



"A"
C. R. BALL'S SUB. of the N. 1/2 of the
N.W. 1/4 of Sec. 18-40-13 (ex. school lot)
and the N. 25.4 acs. of the N.E. 1/4 of the
N.E. 1/4 of Sec. 13-40-12. B. 57, P. 37.
Rec. Doc. 9999999999

"B"
HARLEM AVE. HIGHLANDS SUB., a sub. of
the S. 20 acs. of the Fract. W. 1/2 of the
N.W. 1/4 of Sec. 18-40-13.
Rec. Doc. 9999999999

"C"
GUNNISON ST. SUB., a Resub. of Lot 3
<except E. 5 acs.> in C.R. Ball's Sub. <see
"A">.
Rec. 04/30/1958 Doc. 17193595

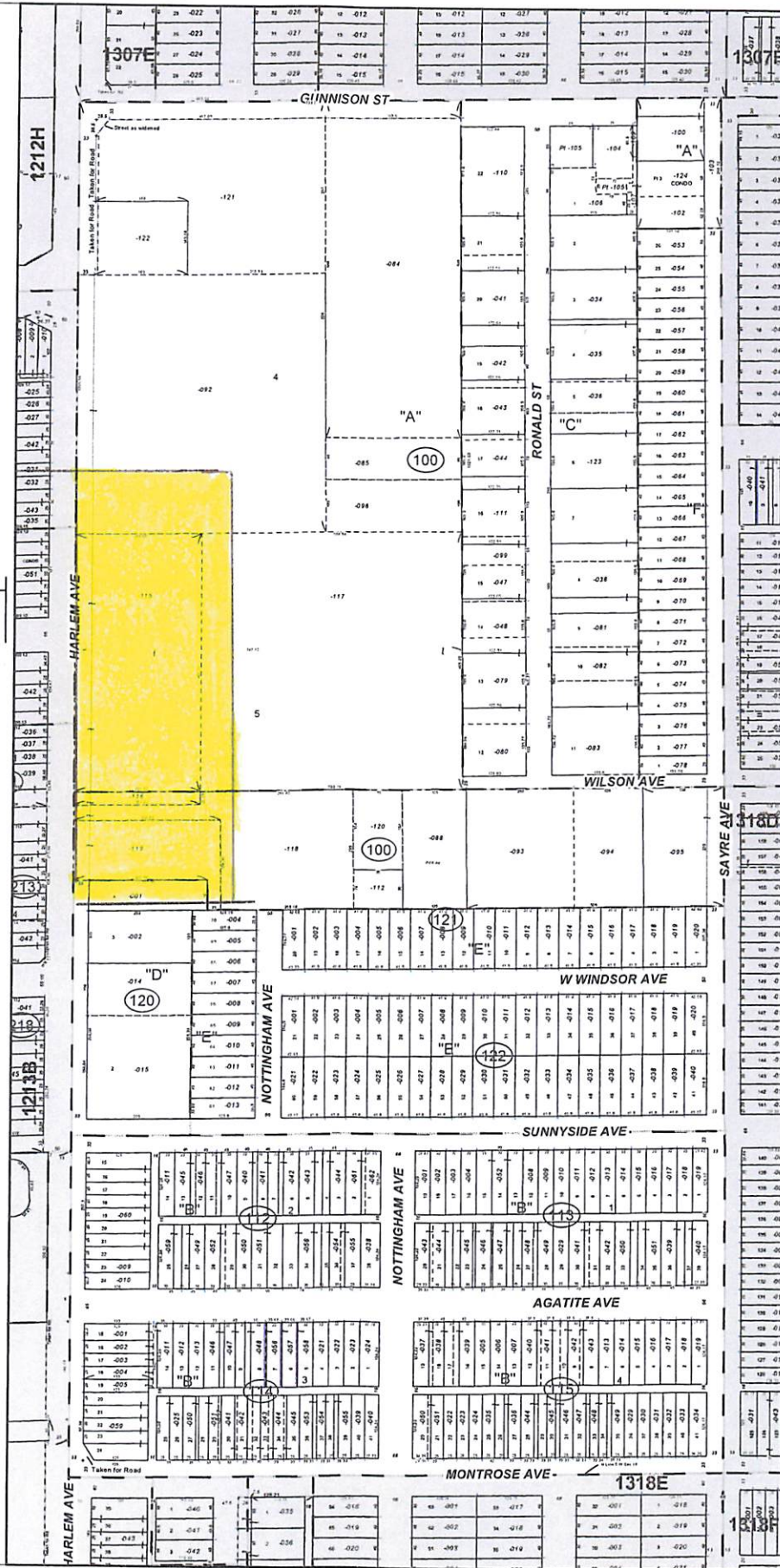
"D"
LARRY J. PONTARELLI'S INDUSTRIAL
SUB. of part of the S. 1/2 W. 1/2 N.W. 1/4 of
Sec. 18-40-13.
Rec. 04/15/1958 Doc. 17180301

"E"
LARRY'S RESUB. of Lot 1 in Larry J.
Pontarelli's Industrial Sub. (see "D").
Rec. 12/29/1958 Doc. 17413621

"F"
SZYWALA'S RESUB. of S. 4 acres of E. 5
acres, & S. 16 ft. Lying N. of & adjoining the
S. 4 acres of E. 5 acres of Lot 3 in C.R.
Ball's Sub. (see "A")
Rec. 06/22/1959 Doc. 17576098

CONDOMINIUM 13-18-100-124
4744 NORTH SAYRE CONDO
Rec. 04/11/2008 Doc. 0810222028

Unit	Unit	Unit
1A = 1001	1B = 1002	1C = 1003
1D = 1004	2A = 1005	2B = 1006
2C = 1007	2D = 1008	3A = 1009
3B = 1010	3C = 1011	3D = 1012



HH Special Use**Cannabis Specific Requirements**

Item Needed	HH Zoning Code	Name of folder or file
A complete copy of all applications and plans submitted for required state licenses.	Section 17.50.010.(A)(1)	InLabs I application
Satisfactory proof that all required State licenses have been approved	Section 17.50.010.(A)(2)	2022 7 22 Conditional License Issued, InLabs I highlighted in yellow
Proposed hours of operation	Section 17.50.010.(A)(3)	InLabs I application, Exhibit K, page 12, 6am to 10pm
An odor control plan	Section 17.50.010.(A)(4)	InLabs I application, Exhibit K, page 12, vault is equipped with a carbon filter and ultraviolet filtration system
A security plan describing how the Recreational Cannabis Business Establishment will provide security for its customers and employees	Section 17.50.010.(A)(5)	InLabs 1 application, Exhibit H, pages 6 - 7 (delivery), 18 - 20 (delivery); all of Exhibit I (entire inventory control), pages 3 - 4 (delivery), 6 - 7 (delivery)
An inventory control plan to prevent diversion, theft or loss of cannabis on premises and during delivery	Section 17.50.010.(A)(6)	InLabs I application, Exhibit H, pages 6 - 7 (delivery), 18 - 20 (delivery); all of Exhibit I (entire inventory control), pages 3 - 4 (delivery), 6 - 7 (delivery)

A floor plan detailing the location, layout, floor area, name, and function of each room, including, without limitation, restricted or limited access areas	Section 17.50.010.(A)(7)	10-3-22 Harwood Heights Dispensary - Floor Plan
A plan for the recycling and destruction of cannabis waste	Section 17.50.010.(A)(8)	InLabs I application, Exhibit G
A map of the surrounding area depicting that no part of the property on which the Cannabis Business Establishment will be located is within a prohibited distance from the property line of an existing public or private preschool or elementary or secondary or day care center, daycare home, group daycare home, part day child care facility, public park, or an area zoned for residential use	Section 17.50.010.(A)(9)	Surrounding area map for 4660 N. Harlem
A site plan detailing that the location is sufficient in size, utility infrastructure, including power allocation and lighting, parking, product handling and storage	Section 17.50.010.(A)(10)	10-3-22 Harwood Heights Dispensary - Site Plan
An affidavit attesting that the proposed Cannabis Business Establishment is in full compliance with and, shall at all relevant times, remain in compliance, with the Cannabis Regulation and Tax Act and the rules promulgated thereunder, as amended	Section 17.50.010.(A)(11)	Stone Affidavit

An affidavit attesting that the proposed Recreational Cannabis Dispensary or Medical Cannabis Dispensary is in full compliance with and, shall at all relevant times, remain in compliance with the applicable Cannabis Regulation and Tax Act and administrative rules promulgated thereunder, as amended, or the Compassionate Use of Medical Cannabis Program Act and administrative rules promulgated thereunder, as amended	Section 17.50.010.(B)(1)	Stone Affidavit
A description of any additional training and education to be provided to the proposed Cannabis Business Establishment or Medical Cannabis Dispensary agents	Section 17.50.010.(B)(2)	InLabs I application, Exhibit D
A traffic study	Section 17.50.010.(B)(3)	2022-09-27 4660 N. Harlem Summary Traffic Memo
Data projecting the anticipated vehicle parking demand generated by the proposed facility, including without limitation, the number of available parking spaces and the peak number of employees at the facility at any one time	Section 17.50.010.(B)(4)	2022-09-27 4660 N. Harlem Summary Traffic Memo; Project Narrative

General Special Use Application

Item	Name
Special Use/Development Application	HH special use application 10.3.22
Project Narrative	HH Project Narrative 10.3.22
Survey/Legal Description	4660 Harlem Plat of Survey
Site Plan	10-3-22 Harwood Heights Dispensary - Site Plan
Building Elevations	10-3-22 Harwood Heights Dispensary - Elevations

Floor Plans	10-3-22 Harwood Heights Dispensary - Floor Plan
Roof Plan	10-3-22 Harwood Heights Dispensary - Roof Plan
Photographs of Existing Property	Files with 20210919 file names

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFICATION

I, Marcia L. Pollowy, do hereby certify that I am the duly elected and acting Clerk of the Village of Harwood Heights, County of Cook, State of Illinois.

I do further certify that the foregoing Ordinance 23-06 entitled:

AN ORDINANCE CONDITIONALLY APPROVING A SPECIAL USE PERMIT FOR AN ADULT USE CANNABIS DISPENSARY LOCATED AT 4660 N. HARLEM AVENUE IN THE B2 CENTRAL SHOPPING ZONING DISTRICT

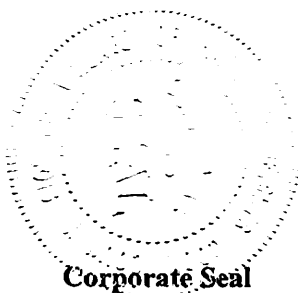
(INLABS I, LLC D/B/A GREEN ROSE DISPENSARY)

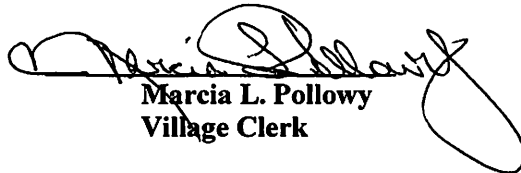
Is true and correct copy of an Ordinance adopted by the Board of Trustees of the Village of Harwood Heights at a meeting held on the 8th day of March, 2023.

I do further certify that the original of which the foregoing is a true copy is entrusted to my care and safekeeping, and that I am keeper of the same.

I do further certify that I am the keeper of the records, ordinances, and resolutions of said Village of Harwood Heights, Cook County, Illinois.

In witness whereof I have hereunto set my official hand and seal this 9th day of March, 2023.




Marcia L. Pollowy
Village Clerk

THE STATE OF ALABAMA
COUNTY OF [illegible]
I, [illegible], Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at the City of [illegible], this [illegible] day of [illegible], 19[illegible].

[illegible]

[Handwritten signature]

