TO: CHAIRMAN BILL VASELOPULOS AND MEMBERS OF THE PLAN & ZONING COMMISSION

FROM: STEVE GUTIERREZ
DIRECTOR OF COMMUNITY DEVELOPMENT

MEETING DATE: February 28, 2022

SUBJECT: Special Use Application
Bloc Cannabis Dispensary – 161 Waukegan Road

PETITIONER

The petitioners are RENU IL LLC (tenant) and Northfield Waukegan LLC (future landlord). RENU IL LLC was a winner of the 2021 State of Illinois adult use cannabis dispensary license lottery. Northfield Waukegan LLC has contracted to purchase the property at 161 Waukegan Road pending the result of the special use application process.

The State of Illinois is being sued by certain dispensary applicants challenging the State's lottery system of awarding dispensary licenses and as a result the court has ordered the State not to issue any new licenses until this litigation is resolved. It is important to note that RENU IL LLC is not a party to this litigation. The Illinois Department of Financial and Professional Regulation (IDFPR) confirmed that the Petitioner is eligible for a conditional license. Our Village Attorney, Klein Thorpe and Jenkins has provided the attached overview of the litigation and opines that it does not preclude the Petitioner from seeking local zoning approval.

REQUEST

Petitioner is seeking a Special Use in order to operate an adult use cannabis dispensary at 161 Waukegan Road. The subject site is zoned B-1 Community Commercial which requires a special use permit for the proposed dispensary.

The proposed dispensary would re-occupy the existing one-story, 3,552 square foot building. Since it was constructed in 1997, this building has been occupied by Glenview State Bank. Glenview State Bank merged with Busey Bank in 2021. The indoor operation of this branch has been closed since 2020 due to the pandemic. They continue to operate two 24-hour drive-up ATMs. The west side of the building has a large canopy that extends over the drive-up lanes. The site has 10.5’ tall brick wall along the south property line and an 8’ tall brick wall along its east property line.

The Petitioner would remove the drive-up canopy on the front of the building and replace it with 6 angled parking spaces and a drive aisle. They would also add one parking space to the parking area on the south edge of the site. The Petitioner is not proposing to change the configuration of the drive aisle that loops around the south, west and north perimeter of the site.
or the existing parking area to the north of the building. This north parking area will be restriped
to add an accessible parking space to meet Code.

The proposed hours of operation are 8 a.m.-10 p.m. seven days a week which reflects the
maximum allowed by State of Illinois regulations. They will have up to twelve staff members on
site at one time.

The Justice Cannabis Company will operate the proposed dispensary under the name Bloc.
They operate ten existing dispensaries in Missouri, Utah and Pennsylvania. RENU IL LLC is an
affiliate of Justice Cannabis Company.

The Petitioners intend to renovate and reconfigure the interior of the existing building and to
revamp the building exterior and landscaping. They don’t intend to change the existing lighting
of the facility, unless security requirements dictate it. The new building elevations, landscaping,
lighting and new signage will all be reviewed submitted to the Architectural Commission at a
later date for that Commission’s review and recommendation to the Village Board. The
Petitioner will work with Village Staff and Police Department during that review to determine the
appropriate level of lighting. These aspects of the proposed use are not subject to Plan &
Zoning Commission review.

**HOURS OF OPERATION**

The Petitioner is proposing hours of operation of 6:00 a.m.-10 p.m. to reflect the State of Illinois
limitation on hours. Staff reviewed the hours of operation of other dispensaries in the region,
which are outlined in the table below.

<table>
<thead>
<tr>
<th>Dispensary</th>
<th>Operating Hours</th>
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<tbody>
<tr>
<td>Curaleaf (Skokie)</td>
<td>10am-8pm Mon-Sat</td>
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<td>10am-6pm Sun</td>
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<tr>
<td>Curaleaf (Northbrook)</td>
<td>8am-8pm Sat-Tue</td>
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<td></td>
<td>8am-9pm Wed-Fri</td>
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<tr>
<td>Sunnyside Cannabis Dispensary (Buffalo Grove)</td>
<td>9am-8pm Mon-Sun</td>
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<tr>
<td>Zen Leaf (Evanston)</td>
<td>10am-8pm Mon-Sat</td>
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<td>10am-6pm Sun</td>
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<tr>
<td>Enlightened Cannabis (Mt. Prospect)</td>
<td>10am-8pm Mon-Fri</td>
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<td>9am-6pm Sat</td>
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<td>10am-3pm Sun</td>
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<tr>
<td>Rise Dispensary (Niles)</td>
<td>10am-9pm Mon-Sat</td>
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<td></td>
<td>10am-7pm Sun</td>
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<tr>
<td>EarthMed (Rosemont)</td>
<td>10am-9pm Mon-Sat</td>
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<td>10am-6pm Sun</td>
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<td>Zen Leaf (Highland Park)</td>
<td>10am-8pm Mon-Sat</td>
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<td></td>
<td>10am-4pm Sun</td>
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<tr>
<td>Windy City Cannabis (Highwood)</td>
<td>9am-8pm Mon-Sat</td>
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<td>9am-5pm Sun</td>
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<tr>
<td>Hatch Dispensary (Wheeling)</td>
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<td>10am-6pm Sun</td>
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<tr>
<td>Curaleaf (Deerfield)</td>
<td>10am-7pm Mon-Fri</td>
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<td>10am-6pm Sat</td>
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<td>10am-5pm Sun</td>
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The hours vary but the predominant time frame appears to be from 10 a.m.-8 p.m. Monday through Saturday and 10 a.m.-6 p.m. on Sunday.

**ADULT USE CANNABIS DISPENSARY REGULATIONS**

**Village Regulations**

After considering the issue publicly over the course of two years, in January 2021 the Village Board approved amendments to the Village Code allowing adult use cannabis dispensaries in the B-1 and O/R zoning districts. Since the Village Code permits adult use cannabis dispensaries as a special use, the scope of the Plan & Zoning Commission review is limited to the specific set of facts related to the petitioners proposed use of the property at 161 Waukegan Road but not whether the use is appropriate in the B-1 Zoning District.

A comprehensive set of regulations can be found in Chapter 11, Article 11, Division 11-II-14 of the Village Code. The Village’s regulations largely mirror the State’s regulations. The plans submitted by the applicant meet all of the Village’s Code requirements.

Here are some highlights of the Village’s dispensary requirements:

- Requires any dispensary to obtain a special use.
- Limits hours of operation to 6 a.m. to 10 p.m. unless limited further under an individual special use permit.
- Prohibits consumption of cannabis anywhere on a dispensary’s premises.
- Prohibits sales of cannabis products to anyone under 21 years of age.
- Requires a minimum of 500’ from pre-existing schools, day cares, houses of worship and parks.
- Requires a minimum distance of 1,500’ between dispensaries.
- Requires one parking space for every 250 square feet of building floor area.
- Prohibits advertising within 1,000 feet of sensitive properties such as schools or parks.
- Requires working video surveillance and adequate lighting for videos to be effective.
- Prohibits the operation of a drive-through window.
- Prohibits delivery of products to customer’s homes.
- Requires adherence to applicable State of Illinois regulations including licensure.
- Establishes a municipal cannabis retailers tax of 3% which will be collected in addition to the Village’s 1% Home Rule sales tax and the 1% of the State sales tax that is distributed to the Village.

**State of Illinois Regulations**

The State of Illinois has promulgated an extensive set of regulations under the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1, et seq,) which legalized the sale of adult use cannabis effective January 1, 2020. The State also vets all potential license holders. In their application, the Petitioner provides a comprehensive check list of the State regulations they must adhere to maintain their State license. The IDFPR is charged with the licensing and oversight of dispensaries in Illinois.
REVENUE

The Petitioner is projecting gross revenues of $500,000 to $1,000,000 per month or $6-$12 million annually. To vet this projection, Staff sought sales figures from area municipalities with existing dispensaries as well as from IDFPR and were told that the specific sales figures were confidential. As an alternative Staff used the State’s Cannabis Annual Report 2021 to determine that between July 2020 and June 2021 the 23 adult use cannabis dispensaries operating in suburban Cook County during that time period generated $198,489,529.00 in annual revenue. This averages out to $8,629,980.00 in annual sales per dispensary which is within the petitioners projected range. These figures are obviously subject to any number of variables such as the number of competing dispensaries, the growth of the consumer market, size of location, the pandemic, etc. – many of which will change over time. The Village would collect 5% of the proposed dispensary’s revenues which is estimated to be between $325,000 and $650,000.

TRAFFIC AND PARKING

The Petitioner is proposing a total 27 parking spaces including two accessible parking spaces. The Zoning Code requires a total of 14 spaces for a dispensary of this size. No parking variation is needed.

The Petitioner retained a traffic engineering consultant to perform a traffic impact study. Their primary findings are that Waukegan Road has the capacity to handle the projected traffic generated by the proposed dispensary without the need for roadway improvements and that the performance of the intersections at Winnetka Road and Wildberry Drive (a Glenview street directly across from the driveway at 161 Waukegan Road) will not be significantly affected.

The Village Engineer, Gewalt Hamilton Associates (GHA), reviewed the Petitioner’s traffic study and concur with study’s methodology and analysis with regard to traffic impact, parking and internal circulation. GHA recommends that: 1) the parking along the south end of the side be designated for employee parking and; 2) post a stop sign for southbound traffic exiting the parking lot at 181 Waukegan Road to defer to inbound traffic coming from Waukegan Road. GHA suggests that the Petitioner consider: 1) designating short-term pick-up spaces for customers, if pre-orders represent a large percentage of purchases and 2) opening up the north end of the parking lot to provide better access into this parking area.

Staff observed existing adult use dispensaries in our area during peak evening and weekend hours and there was more than adequate parking at the facilities we monitored.

STORM WATER

GHA also reviewed the preliminary civil engineering plans and has determined that the proposed changes to the site will not have a significant impact on the storm water system. The amount of impervious surface area would actually be decreased which would reduce the amount of storm water run-off from the site slightly. GHA noted additional information that would be required and technical issues that would need to be addressed during the building permitting process, if the project were to gain zoning approval and proceed.
The Village’s Comprehensive Plan addresses commercial areas and the Waukegan Road commercial corridor in particular. Below are pertinent excerpts from the Comprehensive Plan and some comments regarding how the proposed use compares the Plan’s goals and objectives. The pages of the Plan where these can be found are noted in parenthesis.

**Commercial and Employment Areas Objectives (page 6)**
- Require high-quality design, architecture, and site amenities for all new developments.
- Support the development of small, locally owned businesses to preserve the Village’s sense of place and enhance the Village Center as a regional destination.
- Ensure that new commercial and office development does not negatively impact the Village’s residential areas.
- Promote the rehabilitation or replacement of deteriorating or obsolete commercial, office, and industrial structures.

**Commercial and Employment Areas Framework (page 8)**
The Commercial and Employment Areas Framework builds off the Land Use Plan to provide broad recommendations applicable to all commercial areas in the Village. Commercial and employment uses, consisting of retail, service, and office uses are concentrated along major roadways and in the Village Center. Vision Plan 2040 does not recommend additional commercial development outside of Northfield’s established commercial districts and corridors. Rather, the Village should promote reinvestment and redevelopment to accommodate more intense commercial and employment generating uses on existing properties.

**Future Land Use Map (page 9)**
The Future Land Use Map envisions commercial uses for 161 Waukegan Road and describes them as “Commercial businesses that sell goods and services within the community, including gas stations, car dealerships, restaurants, boutiques, salons and banks. This land use type should continue to be concentrated in the Village Center and along major corridors.”

Based on the reports we’ve received from area Villages with existing dispensaries, we do not anticipate negative impacts on surrounding residential properties. The proposed use should not have any more impact than any number of other uses which are treated as special uses in the Zoning Code.

The proposed site design will be an improvement to the existing conditions by providing better emergency access to the property and the existing building. The architectural design, building materials, landscaping, lighting and signage will all be thoroughly vetted by the Architectural Commission at a future date to insure a high level of quality in their design.

The proposed use is consistent with the Comprehensive Plan’s goal of reinvestment and enhancement of existing structures and properties with more uses that generate more commercial activity and employment.

**DEPARTMENT REPORTS**
The proposed plans were routed to Building, Engineering, Planning, Public Works, Fire Prevention and Police Departments for review and comment.
The Fire Prevention Bureau is pleased that they would have more access to the south side of the building where there is a sprinkler system connection. This is possible because of the proposed removal of the existing drive-through canopy. It was the Fire Department's suggestion to replace the existing raised median in the Waukegan Road driveway with a mountable curb. This will make it easier for them to drive their fire apparatus into the site in an emergency. The proposed plans reflect these suggested improvements.

The Police Chief contacted other area Police Chiefs who have dispensaries in their towns. All of them reported that these dispensaries had not generated any crime related issues.

The Community Development Staff also talked to our counterparts in a number of Villages where dispensaries are located and none of them reported any negative traffic or parking impacts nor complaints from neighboring property owners.

**STAFF COMMENTS**

- The proposed cannabis dispensary is consistent with the Comprehensive Plan's recommendations for the Waukegan Road corridor and is a use allowed, as a special use, in the B-1 Zoning District.
- The site exceeds the Zoning Code’s off-street parking requirement and is consistent with suggested parking ratios published in the Institute of Traffic Engineers’ (ITE) *Parking Generation Manual*, which is a standard reference for civil engineers and planners.
- The traffic generated by the proposed use should not have a significant impact on the surrounding roadways or intersections.
- The Fire and Police Departments do not have any operational or safety concerns with the proposed use or plans.
- Other area Villages, with similar operations in their community, report no negative impacts.
- The proposed use will further the Village’s economic development goal of diversifying our tax base.
- The proposed use is not anticipated to have any more impact than that of the other commercial uses allowed within the B-1 corridor, such as a restaurant with a drive-through.

For these reasons, staff recommends approval of the proposed Special Use and would suggest the following conditions be attached to any approval: 1) hours of operation shall be limited to 10 a.m.-8 p.m. Monday through Saturday and 10 a.m.-6 p.m. on Sunday; 2) final approval of elevations, building materials, landscaping, lighting and signage shall be subject to future Architectural Commission review and Village Board approval and; 3) adherence to GHA’s recommendations.

**MOTION**

At the conclusion of the discussion of this matter, the Plan and Zoning Commission may wish to consider the following motion:

*As all of the special use standards of Section 16-4 of the Village Code have been met, Motion to recommend to the Village Board: Approval of a Special Use for the operation of an adult use cannabis dispensary at 161 Waukegan Road in accordance with the Petitioners Application and Supporting Materials, date stamped February 18, 2022, subject to the following conditions:*
1. The Special Use shall be personal and limited to the Petitioner, RENU IL LLC, pursuant to Article XVI, Section 4(9) of the Zoning Ordinance of the Village of Northfield. RENU IL LLC is owned as follows: Barbette Loevy 47%, John Martin 49%, Harold Feldman 2% and Erica Farris 2%. Upon change in or transfer of ownership of RENU IL LLC, the Special Use shall lapse. Change in ownership shall occur when any corporation, partnership or other entity which currently owns 100% of the total stock and/or assets of RENU IL LLC, shall in the aggregate own less than 51% of RENU IL LLC. The 51% minimum ownership requirements shall apply regardless of whether RENU IL LLC is owned by a corporation, partnership or other entity. Furthermore, the Special Use shall only be applicable to the subject property.

2. The hours of operation shall be limited to 10 a.m.-8 p.m. Monday through Saturday and 10 a.m.-6 p.m. on Sunday.

3. Dispensary employees shall be required to use the parking spaces along the south edge of the site.

4. The Petitioner shall obtain a valid adult use cannabis dispensary license from the State of Illinois prior to operating.

5. Final approval of elevations, building materials, landscaping, lighting and signage shall be subject to future Architectural Commission review and Village Board approval.

6. The Petitioner shall conform to all applicable State of Illinois and Village of Northfield adult use cannabis regulations at all times.

7. Prior to submittal of construction plans for building permits, the Petitioners shall provide all of the requested information and adhere to the recommendations contained in the Gewalt Hamilton Report dated February 25, 2022.

8. The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield’s Zoning Ordinance.

9. The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.

10. An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter
appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.

11. The petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this special use shall be construed as a waiver of any of those requirements.

12. Violation of any condition of this Special Use Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750.00 per violation, for violation of this Special Use Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.

13. Changes in the project may only be made as follows:

   A. **Minor Field Changes.** Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.

   B. **Village Board Approved Changes.** The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.

   C. **Changes Requiring a Public Hearing.** Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

   {Insert further conditions, if any, desired by the Plan and Zoning Commission}.

**ATTACHMENTS:**

Klein Thorpe and Jenkins Memo Regarding State Litigation  
GHA Memorandum  
Departmental Reports  
Aerial Maps of Subject Property  
Site Photos  
Standards for Review  
Communications from Neighboring Property Owners  
Petitioner’s Application, date stamped February 18, 2022
MEMORANDUM

TO: Planning and Zoning Commission
FROM: Mallory A. Milluzzi
DATE: February 24, 2022
RE: Impact of Pending Cannabis License Litigation

As you may be aware, there is currently litigation pending in Illinois over cannabis licenses. Specifically, certain cannabis dispensary applicants have sued the State of Illinois, challenging the lottery system by which state cannabis dispensary licenses are granted. This lawsuit has prevented the Illinois Department of Financial and Professional Regulation from issuing cannabis dispensary permits granted under the original lottery. These cases have all been consolidated in Cook County under case number 2021-CH-03730.

The petitioner is not a party to this litigation. They are not being sued or accused of any wrongdoing. They have been granted a permit under the lottery system but due to the pending court case, the State of Illinois has been ordered to not issue the permits at this time.

There is nothing about this litigation that prevents the Village of Northfield from acting on the petitioner’s application for a special use. A condition of the special use and a requirement for operation of a cannabis dispensary is that the petitioner obtains a state license. However, the petitioner can certainly get its local zoning approval/entitlement while it waits on the state lottery process and the pending litigation to resolve. The petitioner needs approval from both the Village and the State in order to open and there is no required order of approvals.

Please contact us with any questions.
Dear Mr. Gutierrez:

Our office has completed a preliminary / conceptual review of the documents submitted for the Proposed Adult-Use Cannabis Dispensing Organization, located southeast corner of Illinois Route 43 (Waukegan Road) and Wildberry Drive. The following were received by our office:

- Adult-Use Cannabis Dispensing Organization Civil Engineering Plans; prepared by Horner Shifrin, dated February 14, 2022.

We request that the applicant maintain a list of documents submitted in support of this project with the original and latest revision dates for Village use.

Based on our review of the documents submitted, we offer the following comments:

**General Comments:**
1. Approval will be needed from the Fire Department. The applicant should copy the Village on all correspondence.
2. The fire truck and ambulance turning radii need to be revised, with the accurate wall to wall turning radius dimensions. Please update respective Autoturn plan sheets as necessary.
3. It is the responsibility of the Owner and Designer to ensure that ADA Compliance is met.
4. The applicant shall provide a written response to each comment with the next submittal.

**Preliminary Engineering Comments:**
5. Please provide overall impervious area calculations in square feet.
6. Please confirm the depth of surface water ponding at the parking lot low points will not exceed the allowable six (6") inches.
7. The drainage statement on Sheet C1.0 shall be signed during Final Engineering.
8. All on-site storm structures and pipes shall be adequately jetted and cleaned prior to final acceptance.
9. The storm sewer restrictor structure on-site, near the entrance off Waukegan Road, shall be evaluated in the field by the Village Engineer. Additional maintenance to this structure / restrictor may result from the on-site review during Final Engineering.
10. It was noted during our preliminary review that part of the storm sewer system on-site (along the north property line) conveys storm water from the Courts of Regentwood Unit 3 Re-Subdivision. No significant impact to the existing storm water system was indicated on the proposed improvement plans.

**Traffic Impact Study Comments:**
Illinois Route 43 (Waukegan Road) is under the jurisdiction of the Illinois Department of Transportation (IDOT). As such, the TIS should be submitted to IDOT for review and approval prior to issuance of any final approvals by the Village. We offer the following comments for your consideration based on our own experiences with IDOT reviews.
11. The TIS prepared by KLOA is generally in conformance with the guidelines published by the Institute of Transportation Engineers (ITE) and followed by IDOT.

12. As documented in the TIS, IL Route 43 is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is classified as a Strategic Regional Arterial Route.

13. We generally concur with the description of the surrounding land uses and traffic control.

14. We generally concur with the approach KLOA has taken to account for COVID-19 traffic adjustments. An exhibit illustrating the 2022 volumes and changes would be beneficial but not required.

15. We concur with the approach to utilize CMAP 2050 projections to estimate the non-project related background traffic growth.


17. GHA generally concurs with the descriptions of LOS in the TIS.

18. We generally concur that the existing roadway and access system can accommodate the proposed development with limited impacts on operations.

Site Plan and Circulation Comments:

19. We generally concur that the proposed parking meets the Village’s requirements and the estimated demand for the proposed use as calculated by the ITE.

20. We would strongly recommend that staff parking be marked for the spaces along the north property line.

21. Our understanding of dispensary operations is that, at some facilities, a larger percentage of customers pre-order their products and come to the facility solely for pickup. Should this dispensary operate in such a fashion, short term parking for those customers is strongly encouraged as well.

22. Improved circulation and on-site directional signage is strongly recommended for the property but can be addressed in Final Engineering.

23. We strongly recommend the traffic directed southbound from the adjacent development be marked to stop traffic to provide inbound traffic from IL Route 43 the right of way.

24. Consider an opening into the parking lot from the east-west aisle at the north end of the site. It does not appear that a customer who “misses” the first opportunity to enter the parking area north of the building can make the necessary “U-turn” into that lot should the other parking spaces be occupied.

Additional comments may result from review of the revised Preliminary and/or Final Plans. If you have any questions regarding the above, please do not hesitate to call me at 847-821-6271 or email me at plind@gha-engineers.com.

Sincerely,

Gewalt Hamilton Associates, Inc.

[Signature]

Peter C. Lind, P.E.
Village Engineer
VILLAGE OF NORTHFIELD
POLICE DEPARTMENT
PLAN REVIEW

Project #: 2022-0021
Date: 1/31/22

PETITIONERS APPLICATION

Petitioner: Renu IL LLC
Address: 311 North Aberdeen, Suite 200A
City: Chicago State: IL Zip Code: 60607
Project Location: 161 Waukegan Road
Project Description: Request for special use to operate a cannabis dispensary

Type of Review Requested:
[X] Plan and Zoning Commission – 2/28/22  [] Zoning Board of Appeals  [] Architectural Commission

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?) SEE ATTACHED

2. ARE LIGHTING REQUIREMENTS ADEQUATE?  

3. PRESENT TRAFFIC PROBLEMS?  

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:  

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:  

6. GENERAL COMMENTS:  

Chief W. K. Ludwig 01/31/22
Police Chief Signature Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/18/22
PLAN REVIEW: Renu, II LLC
161 Waukegan Road.
Northfield, Illinois 60093
(Follow up)

1. CHARACTER OF USE (WOULD IT BE A PROBLEM?) There is a change in use from a Bank to a Cannabis dispensary.

2. ARE LIGHTING REQUIREMENTS ADEQUATE? Additional outdoor lighting may be necessary to light up dark areas of the Building and parking lot.

3. PRESENT TRAFFIC PROBLEMS? None

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION: None

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT: Depending on increased traffic for this type of business there could cause a backup depending on the traffic on Waukegan Road. Where a right turn only may be warranted in the future. However the Capacity Analysis shows no parking lot build up. I have driven past the Cannabis dispensary in Northbrook at Dundee and Skokie Blvd. several times and have noticed that there seems to be no traffic problems at that location.

6. GENERAL COMMENTS:

I have contacted the Northbrook Police Department where there is currently a Cannabis dispensary at Dundee and Skokie Blvd. The Northbrook Chief advised me that there has been almost no resource draw on his department. He also suggests that an anterior product drop off is key. I did notice that there is a security guard at the front door of the Northbrook business.

I feel it is essential to have an extensive video security camera plan, throughout the building both internally and externally.

I have contacted the Skokie Police Chief and his comments are the following" We have not had any issues at all, ever. We don't even know it's here. The only time we go there is for false alarms". I also spoke to the Deerfield Police Chief who advised that they have had a medical marijuana dispensary for about 5 years and are now looking to add an additional dispensary on Lake Cook Road. They had not had any issues with the dispensaries; no crowds loitering around the parking lots or any other nuisances.
It should be noted that the Police Department looks at two issues when reviewing Plan Reviews, which are the security and safety aspects of the Plan, and not whether the use is appropriate at the particular location.

William K. Lustig
Chief of Police
**VILLAGE OF NORTHFIELD**  
**FIRE PREVENTION**  
**PLAN REVIEW**

**PETITIONERS APPLICATION**

- **Petitioner:** Renu IL LLC  
- **Address:** 311 North Aberdeen, Suite 200A  
- **City:** Chicago  
- **State:** IL  
- **Zip Code:** 60607

**Project Location:** 161 Waukegan Road

**Project Description:** Request for special use to operate a cannabis dispensary

**Type of Review Requested:**

[X] Plan and Zoning Commission – 2/28/22  
[] Zoning Board of Appeals  
[] Architectural Commission

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<tr>
<td>3. FIRE LANE</td>
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<td>Yes - at Waukegan Rd. Entrance</td>
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<tr>
<td>4. FIRE HYDRANTS</td>
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<td>5. STANDPIPE</td>
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<td>6. SPRINKLERS</td>
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<td>Yes</td>
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<td>7. FIRE PUMP</td>
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</tr>
<tr>
<td>8. FIRE ALARM</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>9. TYPE OF CONSTRUCTION</td>
<td></td>
<td>Type III</td>
</tr>
</tbody>
</table>

10. **WHAT SPECIFIC CHANGES AND REQUIREMENTS DO YOU SUGGEST TO ACHIEVE ADEQUATE CONTROL AND EXTINGUISHMENT OF A FIRE?**

   Verify fire sprinkler is proper for type of occupancy.

11. **GENERAL COMMENTS:** Is the drive through wide enough for a fire apparatus (fire engine)?

   Fire Prevention Inspector: [Signature]  
   Date: 2-1-22

**PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY:** 2/18/22

From: Burke, Tom
Sent: Monday, January 31, 2022 11:14 AM
To: Nystrand, Michael <MNystrand@northfieldil.org>; Lustig, William <blustig@northfieldil.org>; Gutierrez, Steve <sgutierrez@northfieldil.org>; Johnson, Ronald <rjohnson@northfieldil.org>; Stanke, Chris <cstanke@northfieldil.org>

Please see below.

Thanks
Tom

Thomas P. Burke
Assistant Fire Chief
Village of Northfield / Fire-Rescue Department
1800 Winnetka Rd. / Northfield IL, 60093
Phone: 847-441-3800 / Fax: 847-441-3820

From: Randy Fromm [mailto:rfromm@winnetka.org]
Sent: Monday, January 31, 2022 10:49 AM
To: Burke, Tom
Cc: Terry Wilson; John Brewer; Dave Emanuelson

I have looked at the proposal from Timm & Garfinkel, LLC to put a dispensary in the old Busey bank building. Fire Prevention notes the following:

The existing building is fully sprinkled and alarmed.
The dispensary will change the use of the building from “business” to “mercantile”.
Security for the dispensary will change the exiting of the building.
All security doors SHALL comply to NFPA 101 2009 edition for security and delayed exit security doors.
All exit door changes shall be submitted under a separate cover for review and approval of security devices.
All changes to the fire alarm system SHALL be submitted under a separate cover for review and approval.
All changes to the fire sprinkler system SHALL be submitted under a separate cover for review and approval.
Staff SHALL be trained in emergency procedures as per IFC 406.1-IFC 406.3.4 2009 Edition.

Please contact me if you require any further information from Fire Prevention on this proposal.

Randy Fromm
Fire Inspector
Winnetka Fire Department
428 Green Bay Rd. Winnetka, IL 60093
847-501-6029
Providing Fire and Life Safety Inspection Service
for Winnetka, Kenilworth, Northfield, and Glencoe.
VILLAGE OF NORTHFIELD
BUILDING DEPARTMENT
PLAN REVIEW

Project #: 2022-0021
Date: 1/31/22

PETITIONERS APPLICATION

Petitioner: Renu IL LLC
Address: 311 North Aberdeen, Suite 200A
City: Chicago State: IL Zip Code: 60607
Project Location: 161 Waukegan Road
Project Description: Request for special use to operate a cannabis dispensary

Type of Review Requested:

Comments: Please see the attached.

56 more parking spaces required. 2 ADA parking spots.
Note: Customer entrance needs to be ADA compliant with push pad

Ron Johnson
Building Commissioner  2-2-22

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/18/22
Access to accessible spaces cannot share a common entrance or exit with non-accessible spaces.

Accessible Parking

Accessories required:
- Number of accessible parking spaces
- Number of accessible parking spaces provided

Location

Space requirements:
- The Illinois Secretary of State, under Illinois law, a minimum of three accessible parking spaces must be provided.

Proper use of accessible parking spaces:
- Accessible parking spaces cannot share a common entrance or exit with non-accessible spaces.

Signs

Size and Markings

Above: A legal diagram illustrating the dimensions of accessible parking spaces.

Accessibility Parking:

Rules:
- Each accessible parking space must be marked with Illinois Department of Transportation R-7-8 signs.
- The signs must be placed on the vehicle side of the accessible parking space, at least 7 feet from the front of the building.
- The signs must be permanent and visible.
- The signs must be mounted in the 7-foot-perpendicular figure of the vehicle.
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VILLAGE OF NORTHFIELD
LANDSCAPE/TREE PRESERVATION
PLAN REVIEW

Project #: 2022-0021
Date: 1/31/22

PETITIONERS APPLICATION

Petitioner: Renu IL LLC
Address: 311 North Aberdeen, Suite 200A
City: Chicago State: IL Zip Code: 60607
Project Location: 161 Waukegan Road
Project Description: Request for special use to operate a cannabis dispensary

Type of Review Requested:

Arborist: __________________________ Phone: __________________________
Address: __________________________

Residential Project Commercial Project

Tree Inventory Plan:
Amount of Trees to be Protected Species
Existing Condition of Trees
Parkway Trees Required
Maintenance Specifications Required

Tree Removals:
DBH Inches of Removals
DBH Inches of Replacements
Landscape Plan Required

Consulting Forester Required for Review

Commercial Project Landscape Design Review Required For:
Transitional Zones
Parking Lots
Refuse

Additional Comments: Any changes to signage or exterior facade will require an appearance before the Architectural Commission

__________________________ 2-1-2022
Village Planner Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/18/22
SiteAddressPointAnno
Parcel Lines

This exhibit is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

Date: 2/25/2022

Sources: Gewalt Hamilton Associates, Inc.

GIS WebMap
ArcGIS WebApp Builder

1 in = 45 ft
Sec. 16-3. STANDARDS FOR CONSIDERATION.

The following standards shall be utilized in considering special use applications. These standards shall be used as a framework within which the village may test the appropriateness of the use at a specific location.

(1) The special use shall conform with the general planning policies, goals and objects of the village’s comprehensive plan.

(2) The special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located.
   (a) Potential adverse effects on nearby properties shall be mitigated through the building design, site design, landscaping and screening.
   (b) Potential adverse effects on nearby properties by the operation of the use may be minimized through limiting or placing conditions on the hours of operation, noise, delivery activities, refuse collection and lighting.

(3) The proposed special use may not cause an undue burden on any of the public infrastructure and/or will not diminish the existing tax base.
   (a) If the tax base will be diminished, the applicant must provide a written report detailing the public service to be rendered by the operation of the special use.

(4) The special use will not have adverse environmental impacts.
   (a) Adequate garbage and debris removal will be provided to serve the special use. In addition, all refuse will be stored in fully enclosed areas designed to minimize the impact on adjacent land uses.
   (b) The special use must assure that levels of noise, odor, vibration and light pollution are the minimum that technologically and commercially are feasible and must meet the performance standards of this code.

(5) There will be no negative impact as a result of the traffic, parking and circulation on the property and the surrounding area.
   (a) The property must provide for adequate and safe vehicular and pedestrian access, vehicle stacking spaces and loading areas to serve the special use.
   (b) Adequate parking areas will be provided to accommodate the special use.
   (c) The special use will not generate traffic that is uncharacteristic of the neighborhood in which it is to be located.
   (d) Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on the public streets.

(6) The special use shall provide amenities that enhance the neighborhood in which it is located.

(7) The design of the special use will be an enhancement to the neighborhood. (Ord. 03-1155, 3-18-2003)

Sec. 16-4. MANDATORY FINDINGS.

No special use shall be recommended by the plan and zoning commission unless the commission shall find in the affirmative as to each of the following:
(1) The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor diminish or impair property values within the neighborhood.

(3) The special use will not impede the normal and orderly development and improvement of surrounding property for those uses that are specifically permitted in the district.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided to serve the special use.

(5) Adequate measures have been or will be taken to ensure safe ingress and egress to the public streets.

(6) The special use conforms in all other respects to the applicable regulations of the district in which it is located, except as to those regulations which may, in each instance, be modified by the Corporate Authorities after considering the recommendations of the Plan and Zoning Commission.

(7) Provisions or penalties are in place to assure that the special use is maintained in strict compliance with the standards established by the special use ordinance.

(8) The tax base will not be diminished by the operation of the special use or if the tax base is diminished, that the benefit to the residents of the Village of Northfield will outweigh the burden of diminishing the tax base.

(9) Unless specifically stated otherwise, each special use shall be personal and limited to the petitioner. Upon a change in or transfer of ownership the special use shall lapse. For purpose of this section change in ownership shall occur when the person to whom the special use was granted holds less than fifty one percent (51%) ownership interest in the use. (Ord. 03-1155, 3-18-2003)
February 23, 2022

Planning and Zoning Commission of the Village of Northfield
Village Hall
361 Happ Rd.
Northfield, IL 60093

Re: 161 Waukegan Rd. Special Use Application

Dear Mr. Vaselopulos and Members of the Northfield Plan and Zoning Commission,

The residents of the Courts of Regent Wood are strongly opposed to the issuance of a special use permit to RENU IL LLC for a cannabis dispensary organization at 161 Waukegan Road, Northfield, IL. (the “Bank Property”). Whatever speculative revenue inducements the project offers to the Village will not mitigate the damage to the interests of adjacent residential owners nor advance the Village’s objectives for land use along Waukegan Road.

The Courts of Regent Woods (“CRW”) is a large planned unit development located at the northeast corner of Waukegan Rd and Winnetka Avenue consisting of 35 single family homes, three, eleven unit condominium buildings and one small bank facility that was approved after lengthy public hearings by the Village and constructed between the late 1980s and mid-1990s. The Bank Property was approved as part of that same development and both planned and constructed to be compatible with the Regent Wood residential community. The insertion of a retail cannabis store on the Bank Property violates the purpose of that planned development and fails to meet the standards the Village must follow in considering issuance of a special use permit. The application should be denied.

The Court of Regent Woods is governed by a home owners association, known as the Environment Preservation Association (“EPA”), which is responsible for maintenance and repair of the grounds and infrastructure of the planned unit development. Residents of both the single family homes and the condominium homes are members of the EPA. The condominium buildings are additionally governed by a condominium association, known as the Regent Villas Condominium Association (“Villas”) that is responsible for the maintenance and repair of the three multi-family structures at the west end of the development and immediately adjacent to the Bank Property.

As the respective presidents of the EPA and the Villas, we have informed our residents of this proposal for a retail cannabis store and solicited their reactions. We quickly learned that there is widespread opposition to the proposal. The opening of a retail cannabis store, with the attendant traffic, security risks and adverse impacts of light, odor and noise will adversely impact the use and enjoyment of the Regent Wood residents.

The Northfield Zoning Ordinance obligates the Commission to make specific affirmative findings before recommending issuance of a special use. It requires that the special use be compatible with the uses of surrounding properties and the character of the neighborhood in which the property is located. Furthermore, the operation of the special use must not be detrimental to public health or safety, injure use or enjoyment of nearby property or diminish property values in the immediate vicinity.

It is impossible to imagine how the Village can determine the operation of a cannabis dispensing facility immediately adjacent to a residential development with residents of three multi story buildings able to see ongoing day and night activity in a brightly lit parking area secured by two armed guards is compatible with the Regent Wood planned development. Nor is there any basis to find that a retail cannabis store advances public safety, protects the use
and enjoyment of our Regent Wood homes and preserves property values both in Regent Wood and nearby properties.

We are not aware of any retail cannabis store that is located as part of a residential planned development or located immediately adjacent to homes in the manner proposed by the applicant. If the Village’s search for revenue prompts it to seek a retail cannabis store in this small community, it ought to be located nowhere near a residential area.

Respectfully,

The Environmental Preservation Association of the Courts of Regent Wood

By

Sheila Mickus
President

The Regent Villas Condominium Association

By

Linda Weinstein
President

cc: President and Board of Trustees
Hi Steve, one of our homeowners forwarded this article. This is interesting because other sources seem to downplay the criminal risk angle, which may prove to be a substantial reason to separate these businesses from residential areas. Perhaps relevant to your on-going survey and conversation with neighboring suburbs with existing dispensaries.

Best,

Alice

---------- Forwarded message ----------

From: Patricia Russell <parussell17@gmail.com>
Date: Thu, Feb 24, 2022 at 6:00 PM
Subject: Important Message for the Monday Meeting RE: Cannabis Dispensary.
To: <dnwoodyatt@comcast.net>, <Marco.O.Aliello@gmail.com>, <Al@archco.net>,
<michael.cohen23@gmail.com>, <shelley@weissocohen.com>, <kestabrooke@packagingcorp.com>,
<erickafoster@gmail.com>, <mitgantner@gmail.com>, <jgoodwin@cerener.com>, <dgmills7@gmail.com>,
<jemulick@aol.com>, <keithreed341@gmail.com>, <jeanniescully@att.net>, <beverly@beverlysmith.com>,
Dennis Smith <dwsmith1024@gmail.com>, <ctrutter@aol.com>, <blustig@northfield.org>, Larry Russell
<lcrussell1117@gmail.com>

Dear Concerned Northfield Caucus Committee:

It is my intention to forward this article to you regarding “Robbery Preparedness Guide” for Dispensaries Amid Spike in Thefts. I am a resident at Regent Wood properties and my unit overlooks the property of the bank in question that will be dispensing Cannabis. You must read this and know that this issue is of great concern for all residents, not only in the condo building but in our community as a whole. Many of us plan to attend the meeting on February 28th at 7:00 p.m. and hope and pray that you all will have read this article and see to it that there is some merit to our deep concerns here.

Respectfully submitted,
Pat Russell

Marijuana Group Releases ‘Robbery Preparedness Guide’ For Dispensaries Amid Spike In Thefts

Published 2 months ago on December 23, 2021

By Kyle Jaeger
With a spike in robberies hitting marijuana businesses across the U.S., a leading cannabis advocacy group is providing the industry with resources on how to prevent and respond to theft.

Americans for Safe Access (ASA) developed its Robbery Preparedness Guide in response to growing reports of targeted crime at marijuana retailers. In San Francisco alone, there are reports of more than 25 break-ins and millions of dollars of damage and stolen property in the past two months.

“"We know this is an issue nation-wide, and we want to do our part to help ensure that all dispensaries remain secure, their staff and patients feel SAFE, and that products continue to be available to patients,” ASA said.

The group’s free guide is meant to “aid businesses in developing plans to stay safe during robberies and adopt policies to help prevent robberies and burglaries.”
Recently, we have received several notifications about robberies at cannabis businesses across the country. In the last 2 months, the San Francisco Bay area alone has had more than 25 shops broken into and more than $5 million in cannabis stolen. We know this is an issue nationwide, and we want to do our part to help ensure that all dispensaries remain secure, their staff and patients feel SAFE, and that products continue to be available to patients.

To help, we created the R... See more

“No one wants to think about robberies and burglaries, but they are a reality for all businesses, particularly retail operators. Even if your staff or fellow employees are not talking about robberies, they are thinking about them,” the guide says. “Most robberies are premeditated and depend on an element of surprise and confrontation. This means that robbers are looking for weaknesses in a business’ security that would make the operation a tempting target.”

ASA recognized that marijuana businesses are already more vulnerable to being targets of crime because many operate on a largely cash-only basis because they lack access to banking and other financial services.

The rise in cannabis robberies has also been cited by lawmakers who’ve been pushing for the enactment of legislation to protect banks that work with state-legal cannabis businesses. They’ve argued that the public safety risks created by the current system underscores the urgent need to pass the Secure and Fair Enforcement (SAFE) Banking Act. Yet despite passing
the House in some form five times now, the reform has been blocked in the Senate under Republican and Democratic control, albeit for different reasons.

“It is common knowledge that cannabis businesses have issues with traditional banks, which already makes them targets, but robbers also look for easy getaway potential, employees working alone, and businesses that are isolated,” ASA's guide says. “Robberies happen quickly, so it is important that all staff know what is expected from them during and after an event.”

Tips included in the guide are broken down into five categories: preparation, during a robbery, after a robbery, in case of burglary and other considerations on providing sufficient security.

It encourages businesses to take steps like implementing clear policies on locking up shop, managing and storing inventory, having visible security cameras, installing alarm systems, frequently changing the time of day that cash is transferred from the store, cooperating with robbers to get them to leave as soon as possible and contacting law enforcement after a theft.

In response to the robbery surge, members of the marijuana business community in Oakland, California last month called on state and local officials to provide “tax amnesty.” The organization Supernova Women, which organized the event, said the relief would help sustain small and minority-owned firms that have faced up to $5 million in losses following the robberies.

ASA also recently distributed materials to thousands of California hospitals on how to implement a new law requiring them to permit certain patients to use cannabis at their facilities.

Top Maryland Lawmaker Files Marijuana Legalization Referendum For 2022 Ballot

A top Maryland lawmaker has pre-filed a bill to put marijuana legalization on the state's 2022 ballot. The text of the legislation from Del. Luke Clippinger (D)—who serves as chairman of a cannabis workgroup that's been studying the issue—was posted online on Wednesday. The bill, which seeks to put a constitutional amendment on the

Continue reading

Marijuana Moment

Robbery Preparedness Guide

Americans for Safe Access (ASA) offers a variety of trainings for staff along the cannabis supply chain through our Patient Focused Certification (PFC) program. In light of a series of recent robberies targeting cannabis businesses, we have adapted materials from our PFC Business Operations Training.

No one wants to think about robberies and burglaries, but they are a reality for all businesses, particularly retail operators. Even if your staff or fellow employees are not talking about robberies, they are thinking about them. Most robberies are premeditated and depend on an element of surprise and confrontation. This means that robbers are looking for weaknesses in a business’ security that would make the operation a tempting target.

The following has been created to aid businesses in developing plans to stay safe during robberies and adopt policies to help prevent robberies and burglaries. Not all information in this document is applicable to every operation, but the information below is a useful guide to an internal conversation with partners, managers, and staff.

It is common knowledge that cannabis businesses have issues with traditional banks, which already makes them targets, but robbers also look for easy getaway potential, employees working alone, and businesses that are isolated. Robberies happen quickly, so it is important that all staff know what is expected from them during and after an event.

Preparation:
- Never open the facility before or after the normal hours of operation.
- Develop and enforce policies for checking all doors and windows before opening and after closing.
- Check all hatches and vents after closing to make sure no one can enter the building.
- Make security cameras visible.
- Make sure employees can see customers and vendors at all times, and address any blind spots with additional security cameras, mirrors, or security personnel.
- Create alarm activation policies.
- Implement cash and inventory control policies. Frequently change the time(s) at which cash is removed from the facility.
- Implement strict access control policies.
- Participate in neighborhood watch programs.
- Create policies for reporting suspicious behavior to staff and/or police.
- Create an emergency action plan and practice.
- Implement a security maintenance plan that ensures that routine maintenance will be carried out for all security equipment and includes regular verification that the equipment is in good working order.
- Develop a post-robbery plan.
Steve, thank you for opportunity to include a few pictures to indicate the close proximity of Regent Wood residences to the site.

"Views from various Regent Wood residences to demonstrate immediate adjacency of business site and shared common wall. Intrusive night lighting in parking lot, security of moving large amounts of cash out back door, heavy customer traffic, robberies and escape route, potential odor of product and/or waste, noise are of major concern."

Thanks,
Alice