



Special Use Application Overview

The Petitioner (NuMed Chicago LLC) proposes to use existing improvements on the subject property at **4S120 N. IL-Route 59, Naperville, Illinois** for a cannabis dispensary and related retail operations (selling logo apparel, devices & merchandise) or industry events (including educational & social activities).

The improvements proposed, other than routine maintenance & signage, would be internal to the property and constitute tenant improvements of an ordinary nature, including an appropriate degree of security, as dictated by State standards & consistent with the substantial industry experience of Petitioner's management team.

The Petitioner will be working with licensed Illinois adult-use cultivation centers, including Ataraxia, Nature's Grace and Wellness (petitioner has a minority interest), Pharmacann, GTI and Anna.

a) **The public health, safety, morals, comfort or general welfare:** The Petitioner has consulted with or operated multiple cannabis related business in several states, including three operating medical dispensaries in Illinois (with the right to open three more immediately, including one in the Chicago-Naperville-Elgin BLS region, to which Warrenville belongs). Our existing Illinois stores are among the most medically focused in the State, with Urbana adjacent to a regional medical center, East Peoria serving the most cancer patients in Central Illinois and Chicago being located in an area where there are no adverse impacts due to our presence. As extensively documented by academic research on the subject, there will be no threat to the public health, safety, morals, comfort or general welfare.

- **Crime rates will be unaffected:** An overwhelming majority of studies—including one from the Journal Preventive Medicine¹ in 2018, and a Federal Reserve Bank 2017 paper—found no increase in crime related to the location of medical marijuana dispensaries or adult-use retail stores.²
- **Teen use unaffected specifically, declines generally:** Colorado³ and Oregon state health reports show teen cannabis use is flat or down since licensed adult-use stores opened. In Washington, a 2018 JAMA

¹ Source: [Preventive Medicine Journal](#).

² Source: [Federal Reserve Bank](#).

³ Source: [Scientific American](#).



Pediatrics study⁴ concluded use had fallen Federally administered surveys show the 2016 teen use rate was the lowest in more than 20 years

b) **The use and enjoyment of other property already established or permitted in the general area-** The vicinity has similar volume retail uses, traffic patterns and other physical attributes that would be entirely compatible with, rather adversely affected by the operation of, the proposed use of the subject property as a cannabis dispensary & related operations.

c) **Property values within the neighborhood** – In the context of special use proceedings in other jurisdictions and community impact assessments for our existing locations, we have reviewed and relied upon numerous reports that cannabis facilities of the type under discussion not only do not have a negative impact on neighboring property values but actually improve the neighborhoods in which we invest and the nearby property values. See, for example:

- A 2016 study in the Journal Economic Inquiry⁵ concluded allowing stores added 6% to home prices, compared to “ban” towns.
- A 2018 study in the journal Contemporary Economic Policy⁶ found home prices went up by 7.7% within a half-mile of a new cannabis dispensary.
- A recent study from Clever Real Estate, a St. Louis-based platform that matches homebuyers with agents found that cities with recreational dispensaries saw home values increase almost \$23,000 more over the past five years than cities where cannabis was not permitted.⁷

d) **The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts** – The area in which the subject property is located is already improved with structures that are similar retail uses. The operation of a dispensary will be a normal and orderly addition to the neighborhood

⁴ Source: [Journal of the American Medical Association – Pediatrics.](#)

⁵ Source: [Economic Inquiry Journal.](#)

⁶ Source: [Contemporary Economic Policy Journal.](#)

⁷ Source: [Chicago Tribune.](#)



e) **Utilities, access roads, drainage and/or other necessary facilities-** No changes

f) **Ingress and egress as it relates to traffic congestion in the public streets-** Any increase in traffic will be relatively modest compared to the substantial traffic attributable neighboring uses, which includes high volume restaurants, bars, and retail.

g) **The applicable regulations of the zoning district in which the subject property is proposed to be or is located-** It is our understanding that the existing improvements comply with all aspects of local codes, including without limitation zoning.

- NuMed facilities shall at all times comply with all requirements, rules and restrictions, including without limitation, geographic location restrictions, as set forth in the Compassionate Use of Medical Cannabis Pilot Program Act (IL Public Act 098-0122) and the Cannabis Regulation and Tax (IL Public Act 101-0027) or as modified by applicable law, and shall at all times comply with the terms and conditions of any special use permit that may be granted in the future.
- NuMed has submitted applications to the State of Illinois to operate as a Social Equity dispensing organization. NuMed is submitting both applications in which 51% or more of equity holders meet the Cannabis Regulation and Tax (IL Public Act 101-0027) requirements to be considered Social Equity Applicants, and applications including at least 10 current employees, of which 51% or more live in Disproportionately Impacted Areas (DIAs).

Additionally, NuMed has a secondary site license. NuMed has extensive experience in the cannabis industry, having successfully owned and operated three fully licensed medical cannabis dispensaries in East Peoria, Urbana, and Chicago. The first facility was opened in 2016.

- To NuMed's knowledge, no other dispensing facilities are located within 1500 ft of the proposed facilities.
- No cannabis or paraphernalia will be displayed or kept at the facility so as to be visible from outside the premises including but not limited to depiction on signage.
- Onsite use of cannabis will not be permitted in the proposed facility.
- The proposed NuMed facilities will have operating hours not earlier than 8 a.m. and not later than 10 p.m. The expected number of employees will be between 8 and 15, including a fully licensed security guard to be on the premises at all times.



- We are proposing no significant internal or external improvements and therefore are not aware of any required variances, modifications or exceptions to applicable Codes or Ordinances

Company Overview

NuMed is an Illinois-based pharmaceutical-grade medical cannabis producer/retailer with annualized 2020 revenues of US\$20mm.

- Assets include:
 - 3 operational medical cannabis dispensaries in Illinois, located in areas with strong retail demographics: Chicago, Urbana, and Peoria. To see dispensary website, [click here](#).
 - A guaranteed 3 additional dispensaries to open in 2020, under IL Cannabis law's "secondary site" licenses, including one in prime Chicago location.
 - 6 mass market CBD brands to be launched nationally in Q4 2019. To see brand overview, [click here](#).
 - Control of content aggregation and ecommerce marketplace (for CBD AND THC products) under domain "Pot.com" with related services in telemedicine, SEO optimization and online marketing campaigns. To visit Pot.com, [click here](#).
- Experienced management team led by Bob Fitzsimmons, 25y career in regulatory / transactional law and public affairs.

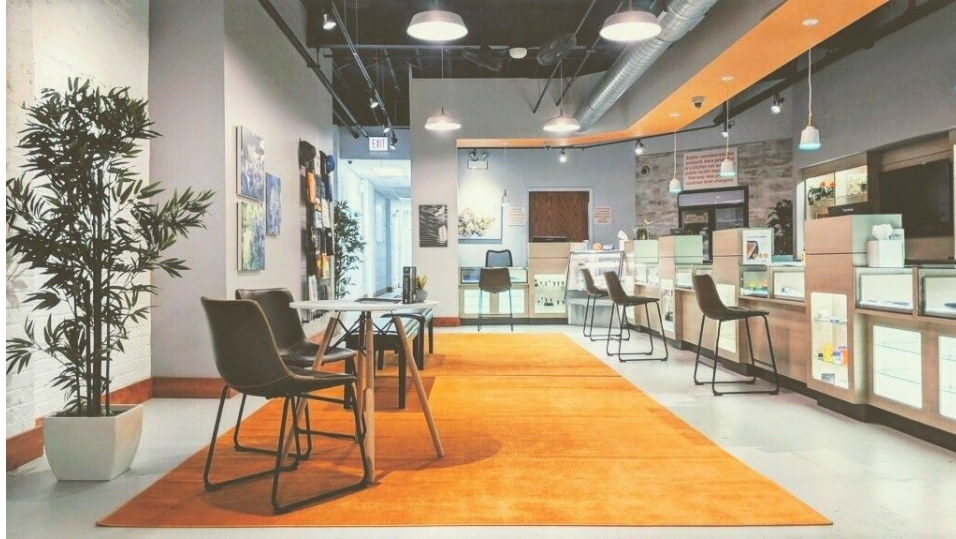


Figure 1 Existing NuMed Dispensary in Chicago, IL.

Bob Fitzsimmons



Bob Fitzsimmons has over 25 years of complex transactional & regulatory experience, as a strategy consultant, investor & compliance advisor. In various positions during his career, Bob has gained extensive experience operating in highly regulated industries, including technology, real estate, gaming, sports, insurance, entertainment, energy, finance, infrastructure and, in the last few years, in the fast-growing legal cannabis industry. As co-founder and CEO of NuMed, Bob's extensive experience in government relations and regulatory matters has been instrumental in securing valuable licenses and launching successful operations.

Bob holds degrees from Harvard Law School (Juris Doctor, cum laude), from Northwestern University (Bachelor of Arts, with distinction, majoring in Mathematical Methods & Economics), and from Harvard's Kennedy School of Government (Masters in Public Policy, with emphasis on Government & Business Regulation). He also served as Editor-in-Chief of the Harvard Journal of Law & Public Policy.

Among his civic & industry activities, Bob served or serves as co-chair of the



Government Committee of the Metropolitan Planning Council (Chicago), Member of the Infrastructure Committee of World Business (Chicago), General Counsel/Member of the International Executive Committee of the Association of Foreign Investors in Real Estate (Washington, DC), Board Member/Statewide Coordinator, Landmarks Preservation Council of Illinois (Chicago & Springfield), Trustee/General Counsel, Preservation Action (Washington, DC) and Board of Advisors, Northwestern University, School of Education & Social Policy (Evanston).

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Laura Jaramillo Bernal



Laura is an independent consultant specializing in strategy and communications for cannabis retail and brands. Prior to joining the cannabis industry, Laura had a successful career in the media industry. She served as COO of Naím Media Group, a diversified media company based in Washington DC that develops, produces and distributes content from fictional television series to feature documentaries. For several years, she served as Executive

Producer of Efecto Naím, an Emmy-winning weekly newsmagazine show on international affairs broadcast throughout the Americas.

Laura has been selected as a World Economic Forum Global Shaper, as one of Huffington Post's 40 under 40 Latinos in Foreign Policy and as a Michael Rockefeller Memorial Fellow. She has a degree in Government, magna cum laude, from Harvard University.

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