



SPECIAL USE PERMIT APPLICATION – FORM B

45120 N. IL Rt. 59
Name of Development/Project

Project Number (for office use only)

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

A. List specific Special Use approval that is being sought (refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district).

ADULT USE CANNABIS DISPENSARY

B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposes use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response:

A DETAILED TRAFFIC STUDY ANALYSIS WILL BE PROVIDED.
THIS ANALYSIS WILL ANSWER ALL QUESTIONS RELATIVE
TO PARKING AND TRAFFIC.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response:

The improvements proposed, other than routine maintenance & signage, would be internal to the property and constitute tenant improvements of an ordinary nature. No adverse environmental effects are expected. No noise, glare, dust, or similar effects are expected. A ventilation and filtration system that meets or exceeds industry standards will be installed to prevent potential odor issues.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

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 a cannabis dispensary. As extensively documented by academic research on the subject, legal dispensaries pose no threat to the public health, safety, morals, comfort or general welfare.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response:

Dispensary operations are expected to require public services and facilities to an extent proportional to that which any other retail use in that location would generate.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response:

An extensive 50+ page security plan has been prepared by a security company specializing in cannabis operations. Our security standards are more akin to those that would be seen at a bank than any other retail operation. We will have extensive security measures including without limitation indoor and outdoor security cameras, at least one security guard on premises during operating hours, alarms in all access points.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

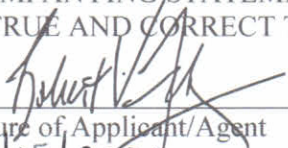
Applicant Response:

N/A

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of Applicant/Agent

Date


4/15/2020

Robert V. Fitzsimmons
(Print Name)

ADDENDUM A

LIST OF CONSULTANTS FOR NUMED PARTNERS LLC

4S120 N. IL Route 59, Naperville, IL

Robert W. Gudmundson, P.E.

RWG Engineering, LLC

975 E. 22nd Street, Suite 400

Wheaton, IL 60189

www.rwg-engineering.com

Phone: 630-480-7889 x 100

rwg@rwg-engineering.com

Gil Magnelli, RA, LEED AP

Managing Associate

OKW Architects

600 W. Jackson Blvd., Suite 250

Chicago, IL 60661

Phone: 847-986-8785

gmagnelli@okwarchitects.com

Luay Aboona, PE, PTOE

Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400

Rosemont, IL. 60018

847-518-9990 office

847-571-4331 cell

www.kloainc.com

lboona@kloainc.com