ZONING BOARD OF APPEALS
Tuesday, July 21, 2020
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Council Chambers

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Zoning Board members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Zoning Board meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Zoning Board online comment form available by clicking here or visiting the Zoning Board webpage: https://www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals and clicking on Public Comment Form.

Community members may watch the Zoning Board meeting online through the Zoom platform:

Join Zoom Meeting
https://zoom.us/j/95087269879?pwd=dHJCdE91a3BKbjdEcDq3SnEwL0kyUT09

Meeting ID: 950 8726 9879
Password: 336729

Dial by your location
+1 312 626 6799 US (Chicago)

1. CALL TO ORDER / DECLARATION OF QUORUM

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES: June 16, 2020

Order & Agenda Items are subject to change. Information about the ZBA is available at: http://www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals/index.php

Questions can be directed to Melissa Klotz at mklotz@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
4. NEW BUSINESS

A. 1701 Howard Street  
Adam Zats, applicant, submits for a special use for Cannabis Transporter, MJA Chicago LLC, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

5. DISCUSSION OF BOARD PROCEDURES AND STAFF MEMOS

6. ADJOURNMENT

The next meeting of the Zoning Board is scheduled for **August 04, 2020**.
Declaration of Quorum
With a quorum present, Chair Cullen called the meeting to order at 7:00 p.m.

Suspension of Rules for digital meeting
Ms. Dziekan motioned to suspend the rules to permit members to convene via virtual meeting. Second by Ms. McAuley and approved 7-0.

Minutes
Ms. Arevalo motioned to approve the meeting minutes of June 2, 2020. Second by Ms. McAuley and approved 7-0.

2435 Jackson Avenue  ZBA 20ZMJV-0015
Michael Hauser, architect, submits for major zoning relief to reduce the required rear yard setback from 30’ to 16.3’ to construct an addition/bay window in the R1 Single-Family Residential District (Zoning Code Section 6-8-2-8 (A) 4.). The Zoning Board of Appeals is the determining body for this case.

Ms. Klotz read the case into the record.

Michael Hauser, architect, explained the proposal
- Small lot and small house
- Soil has settlement issues so cantilevering a small kitchen addition
- Explained soil report that shows difficulties in constructing a normal foundation for the addition. The house was underpinned in 1947.

Ms. McAuley asked if the addition will impact the large tree on the lot, and Mr. Hauser explained a foundation would challenge the roots, but by cantilevering the addition there won’t be any impact. The tree is at the rear lot line.

Mr. Puchtel asked if an engineer reviewed the extra load of the addition to make sure the existing foundation can handle the cantilever, and the architect responded yes, engineered lumber will be used for the cantilevered span that will hold up appropriately...
according to the structural engineer. There has not been any settlement in the last 10 years.

Mr. Hauser confirmed the only relief requested is the rear yard setback due to the small cantilevered addition. Ms. Klotz also confirmed, and noted that it is a major variation due to the distance to the rear property line and the lot shape that does not have a traditional rear yard.

Chair Cullen confirmed the proposed building lot coverage and impervious coverage are compliant.

Deliberation:
Ms. Dziekan stated the proposal is modest and should be supported. ZBA Members agreed.

Mr. Puchtel asked if Members agree that Standard 2 is met, that the case is keeping with the intent of the Zoning Ordinance. Ms. McAuley responded that there are a variety of intents within the Zoning Ordinance, notably to keep the housing stock in good condition, structural soundness, and viability for current housing stock expectations, therefore that Standard is met.

Standards:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Motion to approve – Ms. McAuley
Second – Ms. Dziekan
Unanimously approved by roll call

Adjourned 7:25pm
1701 Howard Street
20ZMJV-0035

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Community Development Director
Scott Mangum, Planning and Zoning Manager
Melissa Klotz, Zoning Administrator
Cade W. Sterling, Planner I

Subject: 1701 Howard Street – ZBA 20ZMJV-0035
ZBA Recommending Body
City Council Determining Body

Date: July 16, 2020

Notice – Published in the July 2, 2020 Evanston Review:
Adam Zats, applicant, submits for a special use for Cannabis Transporter, MJA Chicago LLC, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Recommendation
City Staff and DAPR recommend approval, with conditions, for a special use permit for a Cannabis Transporter, MJA Chicago LLC, in the C1 Commercial District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Conditions include:
1. Implementation of the proposed façade and building improvements included in the documents and testimony on record for this case.
2. Removal of the pole sign on Howard Street.
3. Continue working with City Staff to develop and implement a plan for improved access management including closure of two curb-cuts and creation of a five foot wide landscape transition area between the sidewalks adjacent to Howard Street and Dewey Avenue and the subject property.

Site Background
1701 Howard Street is a large lot improved with a single-story service station. The lot currently lacks appropriate access management with three large curb cuts, two on Howard Street and one on Dewey Avenue, as well as unnecessary permeability from the north alley adjacent to residential properties. Additionally, there is no current separation between the large open asphalt lot and the sidewalk adjacent to Howard Street. The subject property is located on the northwest corner of Howard Street and
Dewey Avenue. The closest major cross street is Dodge Avenue one block to the west.

It is immediately surrounded by the following zoning districts:

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R2 Single-Family Residential District (small lot)</td>
</tr>
<tr>
<td>South</td>
<td>RS-3 City of Chicago – Residential District</td>
</tr>
<tr>
<td>East</td>
<td>R5 General Residential District</td>
</tr>
<tr>
<td>West</td>
<td>C1 Commercial District</td>
</tr>
</tbody>
</table>

Proposal

The applicant proposes operating MJA Chicago LLC, a Cannabis Transporter, at 1701 Howard Street. The Zoning Ordinance defines Cannabis Transporter as:

An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.(ORD 31-O-20)

MJA Chicago plans minor exterior and interior modifications to the current structure at 1701 Howard Street to facilitate its transporting operations. Alterations include enclosing two of the existing five garage bays to create usable office space, painting and a community mural, minor re-pointing of the building, roof repairs, removal of the existing pole sign on Howard Street, and removal of two curb-cuts and a significant portion of asphalt to enable a five foot wide landscape transition area between the sidewalk and any open parking areas. No cannabis will be present or stored on-site. The location will serve as a staging area, office, and vehicle storage facility for daily point-to-point transportation of cannabis and cannabis infused products between cultivators and other cannabis businesses. No increase in traffic will occur at this location as vehicles will leave the facility once per day in the morning and arrive for overnight storage once in the evening. MJA Chicago has the capacity to store up to nine vehicles inside the location. No storage of vehicles will occur outside the facility. Although no cannabis or cannabis infused products will be on-site, the facility will have on-site security, a dedicated security office, and facial recognition cameras located at entry points and within the interior of the space.

The proposed use complies with all applicable distance requirements, not being within one thousand five hundred (1,500) feet of another cannabis transporter or cannabis related business or within five hundred (500) feet of a pre-existing public or private educational institution that is an elementary, middle, or high school, as measured from lot line to lot line.

The applicant shall comply with the prescribed hours of operation as outlined in Section 6-4-11-8 of the Zoning Ordinance. Operation shall only be permitted between the hours of 8:00am and 8:00pm, seven days per week.
Ordinances Identified for Requested Relief:
The following uses may be allowed in the C1 Commercial District, subject to the provisions set forth in Section 6-10-2-3, “Special Uses,” of this Title:
- Cannabis Transporter (among other listed uses)

Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the utilization of vacant and underutilized businesses along existing commercial corridors that can add sales tax revenue and encourage economic vitality. The Comprehensive Plan specifically includes:

- Objective: Promote the growth and redevelopment of business, commercial, and industrial areas.
- Objective: Retain and attract businesses in order to strengthen Evanston’s economic base.

MJA Chicago will occupy a recently vacated commercial building along a primary commercial corridor. The proposed use is low in intensity and although the inactive use may not be ideal in most settings, it will allow for significant improvement to an existing structure and lot while minimally interfering with adjacent residential uses in both Evanston and Chicago.

Design and Project Review (DAPR) Discussion and Recommendation:
On July 15, 2020, the Design and Project Review Committee found the proposal to be an appropriate use for the C1 Commercial District and voted unanimously to recommend approval to the Zoning Board of Appeals with the following conditions:

1. Implementation of the proposed façade and building improvements included in the documents and testimony on record for this case.
2. Removal of the pole sign on Howard Street
3. Continue working with City Staff to develop and implement a plan for improved access management including closure of two curb-cuts and creation of a five foot wide landscape transition area between the sidewalks adjacent to Howard Street and Dewey Avenue and the subject property.

Special Use Standards:

For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

- a) Is one of the listed special uses for the zoning district in which the property lies; Standard met: Cannabis Transporter is allowed under the special use section for the C1 Commercial District.

- b) Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance; Standard met: The use is
compliant with the Zoning ordinance and Comprehensive General Plan. The proposed use promotes the growth and redevelopment of a business and commercial area, and strengthens Evanston’s economic base.

c) **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;** Standard met: *The proposed use is inactive and has limited potential to negatively interfere with any proximate residential or commercial uses.*

d) **Does not interfere with or diminish the value of property in the neighborhood;** Standard met: *The proposed use would occupy a currently vacant commercial space, and the proposed improvements would add to the value and vibrancy of the property and the commercial corridor in which it’s located.*

e) **Is adequately served by public facilities and services;** Standard met: *The building is served by adequate sidewalks, streets, trash collection, and is in close proximity to CTA bus stops.*

f) **Does not cause undue traffic congestion:** Standard met: *The proposed use will have less impact on traffic than the previous use. Additionally, the existing, large surface parking lot for employee parking makes it reasonable to expect minimal impact to traffic in the area. Removal of unnecessary curb-cuts, primarily on Howard Street, will improve access management and safety for pedestrians and vehicles alike.*

g) **Preserves significant historical and architectural resources;** N/A

h) **Preserves significant natural and environmental resources;** N/A

i) **Complies with all other applicable regulations;** Standard met: *The project complies with all other applicable regulations to move forward with the next steps in the special use process.*

Attachments
Special Use Application
Special Use Addendum
Plat of Survey
Plans
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – July 15, 2020
Public Comment Received as of 7.17.2020
# Zoning Special Use

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**noreply@formstack.com** <noreply@formstack.com>  
**Reply-To:** noreply@formstack.com  
**To:** mgriffith@cityofevanston.org, csterling@cityofevanston.org, zoning@cityofevanston.org

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Formstack Submission For: **Zoning Special Use**  
Submitted at 04/23/20 2:07 PM

| **Address:** | 1701 W Howard Street  
|             | Evanston, IL 60202 |
| **Permanent Identification Number (PIN) 1:** | 10252201590000 |
| **Permanent Identification Number (PIN) 2:** |  |
| **Name:** | Adam Zats |
| **Organization:** | MJA Chicago LLC |
| **Address:** | 3477 W Touhy Ave  
|             | Lincolnwood, IL 60712 |
| **Home or Office Phone Number:** | (847) 652-4775 |
| **Cell Phone Number:** | (847) 652-4775 |
| **Email:** | adamzats@gmail.com |
| **Please choose primary means of contact:** | Cell Phone |
| **Is applicant also the property owner?:** | Yes |
| **Name:** |  |
Organization:

Address:

Home or Office Phone Number:

Cell Phone Number:

Email:

What is the relationship of the applicant to the property owner?:

Briefly describe the proposed Special Use:

We plan to run a Cannabis transportation company office and indoor vehicle parking lot from this location, contingent on receiving state licensing.

We may also turn this building into a cannabis infusion commercial kitchen, contingent of state licensing.

Which ever license we are blessed to receive, the building will be adjusted accordingly to accommodate for that business.

We love Evanston and want to bring either businesses here if possible.

Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?:

Yes, cannabis transport facility and/or infusion commercial kitchen.

Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?:

No

Will the requested special use be adequately served by public facilities and services?:

No

Will the requested special use cause undue traffic congestion?:

No
Will the requested special use preserve significant historical and architectural resources?: Yes

Will the requested special use preserve significant natural and environmental features?: Yes

Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?: Yes

Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?: No

List the name, address, phone, fax, and any other contact information of the proposed user of the land.: 

Does the proposed land user own or control the land for which this application for zoning relief is made?: Yes

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.: 

Does the proposed land user hold the title to the subject property?: Yes

Is the person or entity that holds the title the same as the one listed in the previous question?: 

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property.:
Is the Applicant or Proposed Land User a Corporation?:

No

A. Names and addresses of all officers and directors:

B. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders:

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for zoning relief:

Adam Zats (MJA Chicago, LLC), 2270 Tennyson Lane, Highland Park IL 60035 100% interest

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions:
Date of Survey: Feb 27, 1995

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal--garages, home additions, roofed porches, etc.:

View File

Date of Drawings: Apr 22, 2020

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:

View File

Document Submitted: Lease contract. We have owned this building for almost 40 years

Quantity: 1

Price: 660

Credit Card: Card number: ************0418 Expiration: 10/24

I certify that all of the above information and all statements, information, and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge.
EXHIBIT A – BUSINESS PLAN

Introduction
Applicant has provided this Business Plan as part of its application for a Cannabis Transporter license. Applicant's Transporter Business Plan will accomplish the following:

1) demonstrate that the proposed vehicles are suitable for the effective and safe transportation of cannabis containers;
2) demonstrate the ability to meet consumer demand for transporting services in an effective and efficient manner; and
3) describe a business plan that will provide and ensure adequate staffing and experience, including an employment plan that will lead to the hiring of minorities, women, veterans and persons with disabilities, and will engage in fair labor practices, and provide worker protections.

Goals
Applicant's goals are as listed:

● To be a leader in the cannabis transportation industry while advancing social equity and diversity in the state of Illinois;
● To obtain cannabis transportation contracts with Cultivation Centers, Craft Growers, Infuser Organizations, Dispensing Organizations, and testing facilities;
● To utilize the cannabis transportation industry business as a conduit to community engagement, education, transformation, and employment, and in a way that advances social and economic equity;
● To assemble the features that will make our cannabis transportation business stand out among our competitors;
● To maintain good cash flow; and
● To keep on top of the evolving regulatory landscape.

Roles & Responsibilities
In addition to Applicant's Directors' and Managers' roles to direct and be responsible for meeting consumer demand for transporting services in an effective and efficient manner, Directors and Managers roles and responsibilities include, but are not limited to the following:

● Continually innovate and improve transportation services
● Assist in recommendations for procedures as the company grows
● Keep records of transportation, employment, and daily business activities, in addition to all other recordkeeping responsibilities
● Oversee day-to-day operations of transportation business
● Develop, implement and continuously improve techniques for transportation
● Possess good communication skills, capable of communicating ideas to colleagues
● Assist with implementing compliant processes, and develop and enforce transportation-related policies and procedures
● Assist in training of transportation staff
● Stay current on literature and legislation in the field
● Training and staffing of new employees

Additional Roles:
The Operations Manager is responsible for managing the frequency of deliveries or shipments originating from and/or arriving to the licensed facility.

The Operations Manager is responsible for overseeing where all cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, and prepared or moved within the licensed facility.

The Operations Manager is responsible for preparing, monitoring, amending, and executing transportation control measures.
The Operations Manager is responsible for managing transportation bills and shipping manifests for completed transports and for cannabis goods in transit.

The Operations Manager is responsible for notification to the regulatory agency for discrepancies and remedial action plan(s), as a result of loss, theft, or diversion of cannabis products during transportation.

The Operations Manager is responsible for overseeing the maintenance of transportation records to the offsite digital storage.

The Inventory Manager is responsible for accepting or rejecting cannabis products.

The Inventory Manager is responsible for maintaining transportation records during loss of connectivity with the track and trace and seed-to-sale systems, notify the proper authorities of loss of activity, and enter all data into the system once connectivity is restored (within 3 business days).

The Inventory Manager is responsible for overseeing logistics and monitoring deliveries to licensed facilities.

The Inventory Manager is responsible for accepting or rejecting medical cannabis products.

**Compliance Overview**

Applicant will act and comply in accordance with the Cannabis Regulation and Tax Act 410 ILCS 705/; and the Illinois Department of Agriculture emergency administrative rules 8 IAC 1300/ incorporated herein.

Applicant shall comply with the following requirements, as promulgated in 410 ILCS 705/40-25:

- The operating documents of a Transporting Organization shall include procedures for the oversight of the transporter; an inventory monitoring system including a physical inventory recorded weekly; accurate recordkeeping; and a staffing plan.
- A Transporting Organization may not transport cannabis or cannabis-infused products to any person other than a Cultivation Center, a Craft Grower, an Infuser Organization, a Dispensing Organization, a testing facility, or as otherwise authorized by rule.
- All cannabis transported by a Transporting Organization must be entered into a data collection system and placed into a cannabis container for transport.
- Transporters are subject to random inspections by the Department of Agriculture, the Department of Public Health, and the Department of State Police.
- A TOA shall notify local law enforcement, the Department of State Police, and the Department of Agriculture within 24 hours of the discovery of any loss or theft. Notification shall be made by phone, in person, or by written or electronic communication.
- No person under the age of 21 years shall be in a commercial vehicle or trailer transporting cannabis goods.
- No person or individual who is not a TOA shall be in a vehicle while transporting cannabis goods.
- Transporters may not use commercial motor vehicles with a weight rating of over 10,001 pounds.
- It is unlawful for any person to offer or deliver money, or anything else of value, directly or indirectly, to any of the following persons to obtain preferential placement within the organization, including, without limitation, on shelves and in display cases where purchasers can view products, or on the Dispensing Organization's website:
  - A person having a Transporting Organization license, or any officer, associate, member, representative, or agent of the licensee;
  - A person having an Early Applicant Adult Use Dispensing Organization License, an Adult Use Dispensing Organization License, or a medical cannabis Dispensing Organization license issued under the Compassionate Use of Medical Cannabis Program Act;
  - A person connected with or in any way representing, or a member of the family of, a person holding an Early Applicant Adult Use Dispensing Organization License, an Adult Use Dispensing Organization License, or a medical cannabis Dispensing Organization license issued under the Compassionate Use of Medical Cannabis Program Act; or
All An employee of DFPR or the Department. A Cannabis shall be transported so it is not visible or recognizable from outside the vehicle. A Cannabis must be transported in an enclosed, locked storage compartment that is secured or affixed to the vehicle. The Applicant Applicant All vehicles used for the purpose of transporting cannabis containers shall be maintained in a sanitary condition. Once The Local, state, or federal law enforcement; The cannabis business establishment that initiated a request to ship; An Operations and Management Practices Plan shall be developed, maintained, and updated as necessary. A The cannabis business establishment intended for delivery; Upon cannabis. The following may open a cannabis container:

- A TOA must keep his or her identification card visible at all times when on the property of a cannabis business establishment and during the transporting of cannabis when acting under his or her duties as a TOA. During these times, the TOA must also provide the identification card upon request of any law enforcement officer engaged in his or her official duties.
- A copy of the Transporting Organization's registration and a manifest for the delivery shall be present in any vehicle transporting cannabis.
- Cannabis shall be transported so it is not visible or recognizable from outside the vehicle.
- A vehicle transporting cannabis must not bear any markings to indicate the vehicle contains cannabis or bear the name or logo of the cannabis business establishment.
- Cannabis must be transported in an enclosed, locked storage compartment that is secured or affixed to the vehicle.
- The Department of Agriculture may, by rule, impose any other requirements or prohibitions on the transportation of cannabis.

Applicant shall act in accordance with Section 1300.595(a) for transportation of cannabis containers, specifically adhering to the following rules:

- All vehicles used for the purpose of transporting cannabis containers shall be maintained in a sanitary condition.
- Applicant shall not transport cannabis or cannabis-infused products unless it is first packed in a cannabis container by the shipping cannabis business establishment.
- Once the Applicant receives a cannabis container, Applicant will create a daily inventory. The report will include the following:
  - The name of the cannabis business establishment that provided a cannabis container for pick-up, the name of the agent who provided the container(s) and the time and location of pick-up;
  - A notation of the traceable information located on the cannabis container, including the type of cannabis and weight; and
  - Upon the completion of the delivery, the name of the cannabis business establishment where the cannabis container was delivered to, the name of the agent receiving the delivery, and the time and location of delivery.
- Applicant shall not open a cannabis container. Once a cannabis container is packed and sealed for delivery, only the following may open a cannabis container:
  - The cannabis business establishment that initiated a request to ship;
  - The cannabis business establishment intended for delivery;
  - Local, state, or federal law enforcement;
  - An employee of DFPR or the Department.
- Cannabis must be transported in a cannabis container. The cannabis container must be transported in an enclosed, locked storage compartment that is secured or affixed to the vehicle.
- All cannabis being transported will be transported in an enclosed, locked storage compartment that is secured, or affixed, to the vehicle and will not impart any toxic or deleterious substance to the usable cannabis or cannabis product.

Applicant shall act in accordance with Section 1500.595(a)(15) for tracking inventory. Cannabis package label shall contain the inventory tracking ID number.

**Plan for Loading, Transporting and Unloading Cannabis and Cannabis Infused Products**

Applicant shall act in accordance with Section 1300.595 for transportation of cannabis containers, specifically by adhering to the following:

- An Operations and Management Practices Plan shall be developed, maintained, and updated as necessary.
- All vehicles used for the purpose of transporting cannabis containers shall be maintained in a sanitary condition.
● Applicant shall not transport cannabis or cannabis-infused products unless it is first packed in a cannabis container by the shipping cannabis business establishment.

● Once the Applicant receives a cannabis container, Applicant will create a daily inventory. The daily inventory report will include the following:
  ○ The name of the cannabis business establishment that provided a cannabis container for pick-up, the name of the agent who provided the container(s), and the time and location of pick-up;
  ○ A notation of the traceable information located on the cannabis container, including the type of cannabis and weight; and
  ○ Upon the completion of the delivery, the name of the cannabis business establishment where the cannabis container was delivered to, the name of the agent receiving the delivery, and the time and location of delivery.

● Applicant shall not open a cannabis container. Once a cannabis container is packed and sealed for delivery, only the following may open a cannabis container:
  ○ The cannabis business establishment that initiated a request to ship;
  ○ The cannabis business establishment intended for delivery;
  ○ Local, state, or federal law enforcement;
  ○ An employee of DFPR or the Department.

Applicant shall act in accordance with 410 ILCS 705/40-25(f) regarding the age of those persons allowed in a cannabis transporting vehicle. No person under the age of 21 years shall be in a commercial vehicle or trailer transporting cannabis.

Applicant shall act in accordance with 410 ILCS 705/40-25(g) for persons permitted in a vehicle while the transporter is transporting cannabis goods. No person or individual who is not a TOA shall be in a vehicle while transporting cannabis goods.

Applicant shall act in accordance with 410 ILCS 705/40-25(h) for vehicle weight rating of vehicles. Applicant will not use commercial motor vehicles with a weight rating over 10,001 pounds.

Applicant shall act in accordance with 410 ILCS 705/40-25(k) for the presence of Applicant's registration and a manifest present in a transporting vehicle. A copy of Applicant's registration and a manifest for the delivery shall be present in any vehicle transporting cannabis.

Applicant shall act in accordance with 410 ILCS 705/40-25(l) for cannabis products not visible or recognizable from outside the vehicle. Cannabis or cannabis-infused products shall be transported so it is not visible or recognizable from outside the vehicle. Only vehicles that have a license plate number and vehicle identification number on file with the Department, that have been issued a vehicle registration, may be used to transport cannabis.

Applicant shall act in accordance with 410 ILCS 705/40-25(m) for a vehicle transporting cannabis not bearing any markings to indicate the vehicle contains cannabis. A vehicle transporting cannabis must not bear any markings to indicate the vehicle contains cannabis or bear the name or logo of the cannabis business establishment.

Applicant shall act in accordance with 410 ILCS 705/40-25(n) for the containment of cannabis during transportation. Cannabis must be transported in a cannabis container. The cannabis container must be transported in an enclosed, locked storage compartment that is secured or affixed to the vehicle.

Transporters shall not transport cannabis or cannabis products across state lines.

Applicant shall act in accordance with 1300.595(a)15 for vehicle security measures including tracking. All vehicles transporting cannabis must be equipped with a Global Positioning System (GPS) based tracking device. The GPS tracking device shall be capable of allowing the transporter to track the vehicles at all times. The GPS tracking system shall also be able to store historical data (for no less than 12 months), and permit the Department to search all real-time and archived data upon request.

Applicant will be subject to random inspections by the Department, DPH, and ISP.
Applicant shall act in accordance with 410 ILCS 705/40-25 for notifications after the discovery of any loss or theft. Applicant shall notify local law enforcement, ISP, and the Department within 24 hours after the discovery of any loss or theft. Notification shall be made by telephone, in person, or by written or electronic communication.

Applicant shall act in accordance with 410 ILCS 705/40-25(b) for not transporting cannabis to any person other than a Cultivation Center, a Craft Grower, an Infuser Organization, a Dispensing Organization, or a testing facility. Applicant will not transport cannabis or cannabis-infused products to any person other than a Cultivation Center, a Craft Grower, an Infuser Organization, a Dispensing Organization, or a testing facility.

Applicant shall act in accordance with 410 ILCS 705/55-21(i) for not transporting cannabis outside the state of Illinois. Applicant will not transport cannabis to any location outside of the state of Illinois.

Applicant shall act in accordance with 410 ILCS 705/40-25(f) for no person under the age of 21 in a vehicle transporting cannabis. No person under the age of 21 years will be in a commercial vehicle or trailer transporting cannabis.

Applicant shall act in accordance with 410 ILCS 705/40-25(g) for no person who is not a TOA permitted inside a vehicle transporting cannabis. No person or individual who is not a TOA will be in a vehicle while transporting cannabis goods.

Applicant shall act in accordance with 410 ILCS 705/40-25(h) for vehicle weight rating. Applicant will not use commercial motor vehicles with a weight rating over 10,001 pounds.

Applicant shall act in accordance with 410 ILCS 705/40-25(k) for the presence of the registration and manifest in any vehicle transporting cannabis. A copy of the transporter's registration and a manifest for the delivery will be present in any vehicle transporting cannabis.

Applicant shall act in accordance with 1300.590(g) for visibility of transporters identification cards. Applicant's TOAs will keep his or her identification card visible at all times when on the property of a cannabis business establishment and during the transporting of cannabis when acting under his or her duties as a TOA.

**Standards of Excellence**

Applicant will adopt the following Best Management Practices that that go beyond what is required in the regulations/ordinances:

Because Applicant's transportation vehicle is vital to Applicant's business, Applicant's operating expenses include purchasing at least 2 vehicles for each team, fully equipped to provide cannabis transportation services. As Applicant's business grows, Applicant will continue to add vehicles with the plan that there is always at least one spare vehicle that may conduct Applicant's services in the case of emergency or loss of any of Applicant's service vehicles for any reason.

Applicant's vehicles will display current State inspection stickers and maintain a current State vehicle registration.

The dedicated GPS device will be owned by the Applicant and used for delivery only.

Before transportation, Applicant will complete a trip plan that includes the following:

- The name of the transporter in charge of transporting the cannabis;
- The date and start time of the trip;
- A description of the cannabis product being transported; and
- The anticipated route of transportation

After transportation, Applicant will enter the end time of the trip and any changes to the trip plan.
The transport manifest will be signed and dated by an authorized employee upon departure, and by an authorized employee of the receiving entity upon arrival.

The destination entity will verify and document the type and quantity of the transported product against the transport manifest and return a copy of the signed and verified transport manifest to the originating Dispensing Organization.

If the package or container is damaged, the product label and any other identifying information from the package or container will be kept with the cannabis or cannabis derived product upon transfer to another package or container.

A delivery team will proceed in a transport vehicle from a facility, directly to an authorized cannabis organization facility or approved laboratory, where products are unloaded, without unnecessary delays.

Any motor vehicle transporting cannabis will travel directly from the Cultivation Center to the Dispensary Facility, or a testing laboratory, and will not make any stops in between except to other dispensary facilities or laboratories, unless for refueling or, in case of an emergency.

Transport vehicles will be capable of being temperature-controlled for perishable cannabis, as appropriate.

When a delivery team delivers cannabis to multiple cannabis organizations or approved laboratories, the transport manifest will correctly reflect the specific cannabis in transit of each recipient.

Unless otherwise approved by the Department, Applicant will deliver cannabis only between 7:00AM and 9:00PM.

To further minimize the carbon footprint, and environmental impact, Applicant will use recyclable cannabis product packaging.

Contracts – The Applicant will obtain business via contracts with Illinois Cultivation Centers, Craft Growers, Infuser Organizations, Dispensing Organizations, and testing facilities.

The Applicant will comply with the following legal requirements:

- Licensing and bonding requirements
- Permits
- Health, workplace, or environmental regulations
- Special regulations covering Applicant's industry or profession
- Zoning or building code requirements
- Insurance coverage
- Trademarks, copyrights, and patents

(1) Demonstrate that the proposed vehicles are suitable for the effective and safe transportation of cannabis containers

Vehicle Description

Applicant shall act in compliance with 1300.510(d)(11) for Vehicle Description. Applicant has chosen the Nissan NV200 Compact Cargo Van to transport cannabis and cannabis goods between licensed cannabis businesses. The Nissan NV200 Compact Cargo Van is a sport utility vehicle that features approximately 178.5 cubic feet of cargo space behind the driver and passenger seats. Maximum payload capacity for the Nissan NV200 Compact Cargo Van with a 2.0 Liter DOHC 16-Valve 4-Cylinder Engine is 1,480 lbs.
Exterior Dimensions
- Height, Overall (in): 73.7
- Length, Overall (in): 186.3
- Wheelbase (in): 115.2
- Width, Max (in): 68.1

Interior Dimensions
- Front Head Room (in): 41.7
- Front Hip Room (in): 51.3
- Front Leg Room (in): 42.6
- Front Shoulder Room (in): 54.1
- Passenger Capacity: 2

Cargo Area Dimensions
- Cargo Volume (ft³): 178.5

Fuel Tank
- Fuel Tank Capacity, Approx (gal): 14.5

In compliance with 1300.595(a)(12) and 410 ILCS 705/40-25 all Applicant transportation vehicles will have no markings that would either identify or indicate that the vehicle is being used to transport cannabis.

**Signage**
Applicant shall act in compliance with 1300.595(a)(12) and 410 ILCS 705/40-25 for signage. Applicant's vehicle transporting cannabis must not bear any markings to indicate the vehicle contains cannabis, or bear the name or logo of the cannabis business establishment.

**Vehicle Maintenance**
Applicant shall act in compliance with 1300.595(a)(2) for vehicle maintenance. Applicant will assure that all vehicles used for the purpose of transporting cannabis containers shall be maintained in a sanitary condition.

**Vehicle Registration**
Applicant shall act in accordance with 1300.595(a)(11) for vehicle registration. Applicant will assure that only vehicles that have a license plate number and vehicle identification number on file with the Department, that have been issued a vehicle registration, may be used to transport cannabis.

**Vehicle Security Measures including Tracking**
Applicant shall act in accordance with 1300.595(d)15 for vehicle security measures including tracking. All of Applicant's vehicles transporting cannabis will be equipped with a Global Positioning System (GPS) based tracking device. The GPS tracking device shall be capable of allowing the transporter to track the vehicles at all times. The GPS tracking system shall also be able to store historical data (for no less than 12 months), and permit the Department to search all real-time and archived data upon request.

**Vehicle Storage**
Applicant shall act in accordance with CRTA specifications for Applicant's policy and procedures for the storage of Applicant's transportation vehicles. The vehicles will be stored in an enclosed, secure area out of public sight. The vehicle storage location will be equipped with cameras; alarm inputs (door contacts, motion detectors, duress/hold up devices) and alarm sirens; the vehicle storage location will also be equipped with a digital video recorder and alarm control panel; the vehicle will be stored in a restricted location.

**Vehicle Safety**
The Applicant's chosen transportation vehicle will be equipped with the following safety, security and anti-diversion measures:
● Security/locking shelves (410 ILCS 705/40-25)
● Security vault or enclosed compartment, professionally installed (410 ILCS 705/40-25)
● Reinforced cargo doors
● GPS tracking (1300.595)
● Bullet proof glass

For additional safeguarding and security, all Applicant transportation vehicles will be monitored by Silver Star Protection Group (SSPG). All monitoring equipment, procedures and operations will comply with the standards promulgated by the National Highway Traffic Safety Administration for cybersecurity. This includes the following from the National Highway Traffic Safety Administration:

- A risk-based prioritized identification and protection process for safety-critical vehicle control systems;
- Timely detection and rapid response to potential vehicle cybersecurity incidents on America's roads;
- Architectures, methods, and measures that design-in cyber resiliency, and facilitate rapid recovery from incidents when they occur; and
- Methods for effective intelligence and information sharing across the industry to facilitate quick adoption of industry-wide lessons learned. NHTSA encouraged the formation of Auto-ISAC, an industry environment emphasizing cybersecurity awareness and collaboration across the automotive industry.

Applicant will monitor the transportation of all cannabis shipments between licensed facilities. Only by continually monitoring all shipments of cannabis goods between licensed facilities can the Applicant ensure the safest routes of travel and overall employee and product security. If any deviations are made from a pre-approved route of travel, the Applicant will immediately begin contacting local authorities and security agents. Notifications will subsequently be sent to all managerial level employees maintained by the Applicant.

In the event that a transportation vehicle is unable to complete its delivery due to mechanical failure, Applicant will directly notify all managerial level employees once it is safe and secure to do so. Once notified, Applicant will dispatch two security guards, an additional transportation vehicle, and a loading team to the location of the vehicle failure. Under the supervision of the security guard, cannabis products will be transferred to the operational vehicle so that the delivery can be completed. Local authorities will be alerted by the Company prior to beginning and transfer.

Additional Security Measures and Protocol

DELIVERY PLANNING: Deliveries can only be made between the hours of 6:00 a.m. and 10:00 p.m. as prescribed by Department regulations. Delivery routes, orders and times will be randomized and will be planned the prior day by the Fleet Manager. Routes will be provided to security personnel prior to departing the facility for deliveries. The TOAs are required to immediately report any detour or deviation from the pre-designated route immediately.

DELIVERY ROUTES: Drivers are not allowed to make any unauthorized stops. Transport vehicles will not stop en route to the licensed cannabis business establishments except for gasoline. Deliveries can only be made to the authorized client locations identified on the daily manifest. Drivers cannot deliver to alternate locations such as client business offices, storage facilities or patient’s/purchaser residences. At all times, there will be one armed person in the vehicle with the stored cannabis.

ARRIVAL PROCEDURES: The TOA will contact the client a few minutes prior to their arrival to ensure they are prepared for a safe and secure delivery. As the vehicle approaches the facility, TOAs will scan the area for any threats or suspicious circumstances. Once clear, the driver will approach the facility and enter the client’s sally port. Once inside, and the sally port garage door is down and locked, the TOAs will present their Department-issued Agent Identification cards and shipping manifest to verify their identities and authorization to deliver cannabis. The TOAs will then exit the vehicle and unlock the cargo area of the truck and remove the client’s marked cannabis container.

All transportation and transfer of product will be conducted out of public sight. The TOAs and the client’s AIC (or designee) will inspect the container, ensure the evidence seal is not broken and note (via signature on the manifest) that a sealed container was delivered.
The TOA will bring the container into a secure location inside the client’s facility. The AIC or their designee will unlock their respective locks on the container. The product will then be removed and the contents inventoried and verified against the manifest. If all is accounted for, the AIC will sign the manifest acknowledging a complete and accurate delivery.

**GPS Tracking System**

All of our vehicles transporting cannabis will be equipped with a Global Positioning System (GPS) tracking device. The GPS tracking device shall be capable of allowing the Transporter to track the vehicles at all times. The GPS tracking system will also be able to store historical data for 24 months and we will permit the Department to search all real-time and archived data upon request.78 We will utilize the TracknStop GPS security equipment and software to be able to locate all vehicles 24 hours a day, 7 days a week anywhere in the state. Delivery personnel will each have a cell phone capable of dialing 911 in an emergency. The delivery vehicle will travel directly from the facility to the client’s facility, or testing laboratory, and will not make any stops in between except to other client facilities or laboratories, for refueling or in case of an emergency. In case of an emergency, the delivery officer will immediately call 911 to notify law enforcement and then contact the facility.

**Transportation of Cannabis Containers**

Applicant will implement Standard Operating Procedures (SOPs) for the loading and unloading of cannabis and cannabis products. These procedures have been designed to ensure a secure transportation process, and, to prevent any cannabis and cannabis products from being visible to any public view or space. By maintaining a discrete and inconspicuous process, the Applicant intends to further mitigate the possibility of presenting a public nuisance to the immediate surroundings and greater community.

The Operations Manager and the Inventory Manager will work together to coordinate the transportation of cannabis and cannabis products from a licensed distributor. At their discretion, shipments will be scheduled as to ensure a continuous and uninterrupted supply of cannabis and cannabis products for the consumer market. Under no circumstances will unsolicited deliveries or visits be tolerated.

During the shipping and receiving process, a manager of the Applicant Team will monitor all surveillance footage in real time to ensure the safety, security, and overall veracity of the shipping and receiving process is maintained.

To ensure the safety and security of all Applicant employees, the Applicant will ensure that two security guards are present during all times that cannabis and cannabis products are being loaded or unloaded.

Applicant will restrict access to the shipping/receiving area of the facility to managerial and directorial level employees of the Company, as well as security agents. Only employees that have been preapproved by a manager or director may access the shipping/receiving area while cannabis goods are being loaded and/or unloaded at the facility.

(2) Demonstrate the ability to meet consumer demand for transporting services in an effective and efficient manner

**Qualifying Consumer Demand**

On June 4, 2019, the Illinois legislature passed 410 ILCS 705/, the Cannabis Regulation and Tax Act (the "Cannabis Act"). On January 7, 2020, the Illinois Department of Agriculture (IDOA) released the applications for Cannabis Infuser, Transporter and Craft Grower licenses.

According to the Cannabis Act, Application fees are $5,000. However, those who meet the requirements for a social equity application will pay $2,500, according to the release. Applicant will have an annual renewal fee of $10,000.

The cannabis industry in the United States has long been centered around states like Colorado and Oregon, but now cannabis sales in Illinois are poised to rival those out west.

The U.S. cannabis market is heading for massive growth, with sales that are expected to reach $22.7 billion by 2023, including $16.8 billion in recreational sales, according to a report out from Chicago-based cannabis research firm Brightfield Group.
The transporter license opportunities opened up to Illinois businesses with its social equity component give Applicant the opportunity to get into the profitable Illinois cannabis industry.

The Applicant will take advantage of this opportunity to build the most successful and community transforming cannabis transportation business in the state of Illinois. The Applicant's goal is to be a leader in the cannabis transportation industry while advancing social equity and diversity in the state of Illinois.

**Operational Assumptions**

- A modest adoption rate of one-percent has been used to establish medical patient population in Chicago
- A modest adoption rate of four-percent has been used to establish recreational purchaser population in Chicago
- Consumption rates have been assumed at the following rate:
  - 0.35 grams of dry flower consumed per patient/purchaser each day
  - 100 milligrams of concentrate consumed per patient/purchaser each day
- Average cost of flower is set at $400 per ounce (conservative: slightly below current market)
- Average cost of concentrate is set at $40 per gram (conservative: slightly below current market)
- Total licenses in Chicago area is assumed at 80, including additional and existing licenses, and as based on current legislation
- Production: 1400 – 2130 Pounds Per Year/ Per Craft Grower
- Production: 56,000 – 85,200 Pounds Per Year / Total Craft Grower / Year One
- Production: 140,000 – 213,000 Pounds Per Year / Total Craft Growers / Year Two

**Market Demand/Share per Transporter**

Most dispensaries purchase small quantities of 10 pounds or less, and most of the transportation trips are short distances because of industry standard regulations regarding non-stops during transportation. Additionally, because industry standard dictates that deliveries are made immediately without stops, Applicant will begin with Applicant's Chicago West Side area market and expand Applicant's business throughout the state as Applicant's business grows.

**Staffing Requirements to Meet Market Demand**

Per industry standard, Applicant's vehicles will be staffed with a delivery team consisting of at least two individuals. One of those individuals will include an experienced, plain-clothed, armed security guard; and one individual will be a transporter fully and meticulously trained and tested in accordance with Applicant's security training requirements as delineated in this plan. In addition, Applicant will employ armed security personnel at the premises at which Applicant's transportation vehicles are parked, as necessary. Applicant's management team will consist of the Applicant and additional management staff, as needed.

In total, Applicant anticipates maintaining a staff of 5 full-time employees to ensure being able to operate sufficiently to meet consumer demand.

**Operational Requirements to Meet Market Demand**

The delivery team will meet the following operational requirements to meet market demand:

- At least one delivery team member will remain with the vehicle at all times that the vehicle contains cannabis.
- Each delivery team member will have access to a secure form of communication with the cannabis recipient, such as a cellular telephone, at all times that the vehicle contains cannabis.
- Applicant will act in accordance with 1300.590(g) for visibility of transporters' identification cards. Each delivery team member will carry an identification badge or card at all times and will, upon demand, produce it to the State or its authorized agents, law enforcement, or other federal, state or local government officials if necessary to perform the government officials' functions and duties.
- Applicant shall act in accordance with 1300.590(c) for team members having a valid driver's license. Each delivery team member will have a valid driver's license.
- Applicant shall act in compliance with 1300.595(a)12 for not wearing clothing or symbols that indicate possession of cannabis. While on duty, a delivery team member may not wear any clothing or symbols that may indicate ownership or possession of cannabis.
• Applicant will maintain operational hours between 7:30am and 5:30am to ensure being able to operate sufficiently to meet consumer demand.

**Vehicle Requirements to Meet Market Demand**
Applicant shall act in compliance with 1300.510(d)(11) for Vehicle Description. Applicant has chosen the Nissan NV200 Compact Cargo Van to transport cannabis and cannabis goods between licensed cannabis businesses. The Nissan NV200 Compact Cargo Van is a sport utility vehicle that features approximately 178.5 cubic feet of cargo space behind the driver and passenger seats. Maximum payload capacity for the Nissan NV200 Compact Cargo Van with a 2.0 Liter DOHC 16-Valve 4-Cylinder Engine is 1,480 lbs.

**Exterior Dimensions**
- Height, Overall (in): 73.7
- Length, Overall (in): 186.3
- Wheelbase (in): 115.2
- Width, Max (in): 68.1

**Interior Dimensions**
- Front Head Room (in): 41.7
- Front Hip Room (in): 51.3
- Front Leg Room (in): 42.6
- Front Shoulder Room (in): 54.1
- Passenger Capacity: 2

**Cargo Area Dimensions**
- Cargo Volume (ft³): 178.5

**Fuel Tank**
- Fuel Tank Capacity, Approx (gal): 14.5

Applicant will maintain a total of 2-3 transportation vehicles to ensure being able to operate sufficiently to meet consumer demand. All of these factors demonstrate that the proposed vehicles are suitable for the effective and safe transportation of cannabis containers; and demonstrate the ability to meet consumer demand for transporting services in an effective and efficient manner.

**Ability to Meet Consumer Demand for Transporting Services**
Applicant has brought together a team of experienced professionals with a combination of experiences in business management inside and outside the cannabis industry. This best-of-breed team will bring exceptional aptitude for ensuring optimal safety and efficiency in the transportation of cannabis and cannabis related products. We have summarized these qualifications in the narratives that follow:

**Principal Officer 1, Cultivation Manager**

Principal Officer 1 is an accomplished businessman and entrepreneur. For the past 12 years, he has owned and managed successful retail and auto repair facilities. Through these business ventures, Principal Officer 1 has gained experience analyzing financial data to make strategic decisions and appropriately allocate capital for annual operations and growth. He is currently the General Manager for Bee-Zee Collision and Service. In this role, he oversees the day-to-day organization, marketing and finances of the business. In the past three years, Principal Officer 1 has increased revenues by 300% and he has helped grow this small business into a profitable enterprise.

Prior to earning his Business Management and Finance Degree from Northeastern Illinois University, Principal Officer 1 pursued a career in Film editing and Production at California State University. While he attended school at CSU, Principal
Officer 1 worked with an esteemed medical cannabis doctor who taught him about cannabis compliance, regulation, as well as home and commercial cultivation. This is where Principal Officer 1’s passion for the cannabis industry and business management began. His curiosity about the Cannabis industry led to him becoming the first General Manager of the Devonshire Caregivers dispensary in Chatsworth, California. He has since consulted and developed a licensed cultivation facility in Fairplay Colorado with outstanding revenue streams. Principal Officer 1’s knowledge of the cannabis industry and plant biology will lead to the success of our cultivation team.

Bee-Zee Collision & Service Center – Lincolnwood Illinois
Manager: Aug 2007 – Current
- Manage all aspects of the business.
- Responsible for meeting time lines and production line efficiency.
- Sales, parts ordering, hiring, team management, supplies and materials.

FJM Enterprises (Now Wise Cannabis) – Fairplay, Colorado
Cultivation Consultant: Jan 2017- April 2018
- Assisted with cultivation techniques and cultivation center setup.

Reseda Discount Caregivers – Reseda, California
Owner/Manager: Jan 2007 – Aug 2007
- Opened Reseda Discount Caregivers with a colleague
- Managed every aspect of the business
- Bought out by private investor

Devonshire Caregivers – Chatsworth, California
General Manager: June 2005 – January 2007
- Established and maintained patient and vendor relationships
- Weighed & packaged products
- Recommended strains to patients
- Maintained and monitored daily sales and product stock

Pacific Support Services – West Hollywood, California
Patient-care representative/Front desk assistant: May 2004- June 2005
- Responsible for signing up new patients that required Cannabis recommendations
Principal Officer 2, Operation Manager

Principal Officer 2, age 64, health excellent. Proud single Father of three great accomplished children. He is an investor in the cannabis space and has been growing cannabis for over 4 years as a caregiver in Michigan.

1974-78 College educated at Triton Junior College, and University of Central Florida, UCF, where he studied pre-law, then switched to business administration and management.

1979-1988 He was a state licensed both residential and commercial general contractor In Florida. Average general sales 3-3.5 million.

1989-2003 Became a City of Chicago licensed masonry contractor, he created BEA Construction, Inc. He worked as a masonry restoration specialist, working for State Farm insurance as a commercial loss analyst and GC specializing in commercial claims and repairs predominantly in the inner city and southside of Chicago. And we worked for the Firemans’ Funds Insurance, as a GC restoring and repairing fire claims in DuPage County Illinois.

2003-2008 He relocated to Sedona Arizona, where he opened and operated a hot air balloon business, Arizona Balloon Works, LLC. He also, during this time, became a state licensed general contractor both residential and commercial specializing in custom and spec homes on area golf courses.

2008-2019 He returned to the Chicagoland area and re-opened his masonry business under the name Pelican Masonry, Inc. Pelican worked exclusively for Warren Buffett's Invitation Homes from 2013-16 as their #1 masonry contractor restoring hundreds of homes throughout the Chicagoland area. We maintained an AAA rating with the BBB for OVER 10 years and was Homeadvisors #1 masonry contractor for over 7 years in DuPage County.

2016 He moved to Grand Junction, Michigan. He kept his masonry business thriving with a small staff of great, dependable employees. He entered the marijuana business as a caretaker (growing cannabis for other medical patients) and became active and started MJA Enterprises, LLC. MJA is a land development company that acquires land, attains municipal approval and then markets the property. He was instrumental in developing and creating ordinances in Arlington Township, Michigan. He has also developed land in Bangor, MI, Waterviliet, MI, and Arlington Township, MI.

In 2019 he was one of the first 100 firms to receive permission to operate a marijuana facility in the State of Michigan. Less than 15% of the applicants qualified for this opportunity. He was vetted for multiple Class C licenses and a Processors license.

He currently has two properties that are ready to build. One is in the City of Bangor, MI. It has the capacity of 50,000 sf. and is municipally approved for unlimited Class C grows (2,000 plants per license) and Processing.

He also has the only currently approved dispensary location on the Interstate 94 corridor between the Indiana border and Ann Arbor, some 145 miles.

Currently, he has two large scale grow facilities (one indoor, one outdoor) and one dispensary location being developed in Southwestern Michigan. He had his Michigan licenses renewed until May 2021 by LARA. In addition, he is an investor in a Colorado dispensary (A-Wellness) as well as KVIT Investments in Colorado Springs which boasts three grow facilities with over 2,000 plants and capacity for another 2,000 coming online within the next 75 days.

Principal Officer 3, Head of Sales and Marketing

Principal Officer 3
Safeway Construction Company, Inc.
President/Chief Executive Officer
Role
Responsible for establishing directives and contract implementation; managing client relations; providing oversight to Finance, Administration and Operations; managing project executives throughout the duration of the assignment (scope overview, quality control, and project administration) to ensure terms and conditions of projects are achieved; and oversight to key office personnel.

With thirty-four years’ experience as a business owner in construction and real estate development, Mr. Bonds continuously secures commercial and residential contracts ranging from $100,000 to $400,000,000. Mr. Bonds has completed more than 6,000 units of housing new construction and rehab projects and 2.25 million sq. ft. of commercial space.

Project Experience
Obama Presidential Center (OPC) - Chicago, Illinois
30-acre civic engagement project consisting of an Athletic center, Library, Museum and Forum Building. Construction Manager at Risk project.

Mariano’s Fresh Market – Pershing King Drive - Chicago, Illinois
Fresh Market Grocer ,75,000 sq. feet, 8 acre project site. Co-Developer and Owner Rep. for all construction related issues. 40% MBE/WBE and 10 Section 3 Hires.

King Legacy Apartments - Chicago, Illinois
45-unit apartment complex for low-income residents. Co-Developer & GC a historical project site where Dr. Martin Luther King, Jr. resided.

Renaissance/Fountain View Apartments - Chicago, Illinois
99-unit low income housing. Co-Developer & GC. HUD grants, low income housing tax credits.

Keeler-Roosevelt/Kolin Apartments/Keeler Apartments/SCC Restoration - Chicago, Illinois
108-unit low income housing. Developer & GC. Low income housing tax credits, IDHA/Trust Funds

Pullman Suites - Chicago, Illinois
60-unit Senior Living Apartment, MAUI Tax Credit & Home Fund

Rich Township (Central & East) – Richton Park, Illinois
2 school buildings (Central & East) – bathroom upgrades, electrical upgrade, concrete work, ramps, foundations, painting, masonry, roofing, stadium seating.

Westwood Apartments Rehabs - Chicago, Illinois
7 Building Rehabilitation NSP Projects– 102 Units

Apostolic Faith Church – Chicago, Illinois
New 3800 seating worship facility, 76,000 sq. feet

City of Chicago – Department of Housing – Job Order Contract
Illinois Low Income & Multi Family Housing – Various locations – 1,843 Units (MBE/WBE) & 50% of City Residency.

Experience Summary
• 34 years construction and real estate development experience
Experience in TIF, city and state tax credits, HUD projects, NSP, Donation TC’s, Home Funds, MAUI & Tax Exempt Bond Financing
Expert with programs operated at the City, State & Federal level

Professional Affiliations/Memberships

- Business Leadership Council
- Black Contractors United
- National Association of Minority Contractors
- Chatham Business Association
- National Association of Minority Contractors (NAMC)

Achievements/Recognition

- Kennedy King College, Chicago, Il – Major: Business/Marketing
- Daley College, Chicago, IL – Construction Management
- Trade Associations – Completed numerous seminars, certificate programs workshops
- OSHA – 30 Hours Completed
- Member of the Five Year Housing Plan Advisory Committee Chicago 2019-2023
- White House Small Business Conference – Delegate
- Illinois’ 100 Small Business Board
- Martin Luther King District Task Force – Board of Directors
- Covenant Bank – Chairman of the Advisory Board
- Simeon Alumni Association- Board of Directors
- Black Contractors United – Chairman of the Public Relations Committee
- Illinois Delegation for Community Development – Co-Chair
- Illinois Delegate to African Trade Summit in Gabon, West Africa – Special Appointment Senator Paul Simon

Certifications

- State MBE Certification CMS
- City of Chicago MBE Certification:
  - Land Acquisition, Assembling and Subdividing
  - Institutional Building Construction General Contractors
  - Housing, Multifamily, Construction General Contractors
  - Construction Management, Multifamily Building

(3) Describe a business plan that will provide and ensure adequate staffing and experience, including employment plan that will lead to the hiring of minorities, women, veterans and persons with disabilities, and will engage in fair labor practices, and provide worker protections

Staffing Plan
Per industry standard, Applicant's vehicles will be staffed with a delivery team consisting of at least two individuals. One of those individuals will include an experienced, plain-clothed, armed security guard; and one individual will be a transporter fully and meticulously trained and tested in accordance with Applicant's security training requirements as delineated in this
plan. In addition, Applicant will employ armed security personnel at the premises at which Applicant's transportation vehicles are parked, as necessary. Applicant's management team will consist of the Applicant and additional management staff, as needed.

Training and Professional Development Plan
To maintain the highest level of compliance, Applicant has designed a security-training program to both equip our Transporter Organization Agents (TOAs) with company-specific knowledge while they also gain an understanding about the Illinois Department of Agriculture cannabis regulations and how to comply with them.

Before any TOAs commence their work, they must experience the required classroom training, written and oral exams, and field training. This will be followed by an active 30-day probationary period. Classroom training lasts for three days, which covers but is not limited to, emergency contact information; schedule of contracted armed security; importance of locked waste; weapons policy; security regulations set by the Illinois Department of Agriculture; procedures for robbery; distribution of cannabis product; visitors; bomb threats; how to identify dangerous individuals and situations; recordkeeping; diversion prevention; and best practices to prevent sale of cannabis to minors.

At the end of each class-room training day, there is a written exam covering the material of that day. On the end of the third classroom-training day, all TOAs complete a written and oral exam of all the material covered within the previous three days. TOAs with a score of 70% or higher will be able to move on to field training.

Field training lasts for at least three days or more if deemed necessary by the individuals training the TOAs. Field training and shadowing includes instruction on day-to-day activities experienced by the TOAs and possible scenarios that may occur. Once TOAs are finished with field training, they will receive a review by the trainer. The review will acknowledge the progress of the TOA and offer advice on how the TOA can better follow security requirements set forth by the Illinois Department of Agriculture. If a TOA does not meet the satisfaction of the trainer and/or the basic security measures required by them, they will be terminated after a written review conducted by management.

Once field training is complete, the TOA is able to fulfill their cannabis transportation duties in Illinois. Once the TOAs begin working as cannabis transporters, they are put on probation for the next 30 days. During the next 30 days, new TOAs are closely observed by management for demonstrated security conformity required by company policy and the Illinois Department of Agriculture. It is Applicant's goal that TOAs can be comfortable with their responsibilities and further maintain security measures that are required from them by the Illinois Department of Agriculture. If the TOAs fail to meet security expectations required by them during the 30 day probationary period, then the TOA will be terminated after written review. After the first 30 days, TOAs receive a performance review by management. The performance review focuses on security compliance and offers suggestions on how the TOA can perform better. Both the manager and TOA sign a performance review documentation sheet which is then filed in the Applicant's personnel file.

Every six months TOAs will obtain a review from management from the time they start with the Applicant. The review will cover the TOA's progress through the previous six months involving adherence to security compliance through requirements set forth by the Applicant and the Illinois Department of Agriculture. The review will also suggest ways the TOA can better enact expected security measures. During the course of the TOA's employment, if the TOA demonstrates any actions that are contrary to security measures required by the State of Illinois, then the TOA will be terminated immediately.

Members of management also receive special anti-diversion training. It is Applicant's goal to maintain the most secure environment possible. Applicant will also train supervisors on cannabis-related impairment signs and procedures to follow as a result. The Cannabis Act provides specific symptoms to look for when making a determination that an employee is "impaired" or "under the influence" of cannabis. This training will be very helpful in establishing that an employer had a "good faith belief" that the employee was impaired on the job and therefore that discipline was warranted and lawful.

Every six months management will obtain a review from the Applicant. The review primarily includes how well management is preserving security measures brought forth by company policy and the Illinois Department of Agriculture. Security measures include but are not limited to recordkeeping, diversion prevention, and best practices to prevent sale of cannabis to
minors. It is Applicant's goal that management understands all requirements set forth by the Illinois Department of Agriculture, and sets an example to all other cannabis transporters involving matters of security.

**Diversity Efforts (See Exhibit I, Diversity Plan, for Additional Details)**

Applicant shall establish diversity in ownership, management, employment, and contracting opportunities that exceed the goal-setting requirements promulgated in 410 ILCS 705/30-15(a)(12).

Applicant shall foster awareness and education in diversity and inclusion through staffing opportunities, partnerships with like-minded organizations to advance diversity and inclusion goals of the community, and an internal focus on advancing diversity and inclusion goals. Applicant's Diversity and Inclusion Plan (DIP) shall adhere to best practices of diversity and inclusion for staffing, benchmarking, establishing partnerships, and training employees. Applicant shall implement best practices encouraged by the Illinois Oversight Officer under 410 ILCS 705/5-45(a)(6).

Additionally, Applicant shall participate in reporting required by 410 ILCS 705/7-30 and 410 ILCS 705/30-45(a)(4), and utilize the information it provides to assess and re-align its business operations wherever necessary to ensure Applicant's values are demonstrated by its hiring and operating practices.

Goals of the Diversity Plan include the following:

- Maintain a diverse staff that includes minority and/or disadvantaged populations, with a particular focus on African American employment, as black unemployment in Illinois remains the highest in the nation at 9%
- Provide pathways of professional development to women, people of color, disabled, elderly, veterans, and other minority or disadvantaged populations
- Establish partnerships with organizations that align with Applicant's internal diversity and inclusion values

Laws and policies shall not discriminate against any potential or current applicant for employment due to their age, race, religion, color, sex, physical condition, developmental and/or physical disability, genetic information, sexual orientation, and/or national origin. Applicant's Diversity and Inclusion Plan adds additional protection to individuals defined in the following statutes:

- The Age Discrimination Act
- The Americans with Disabilities Act of 1990
- The Genetic Information Nondiscrimination Act of 2008
- The Vietnam Era Veterans Readjustment Assistance Act of 1974
- The Employment Non-Discrimination Act

Applicant shall incorporate standards from Illinois-based organizations including Equity and Transformation (E.A.T.) Chicago and the Illinois Diversity Council, to stay current with diversity and inclusion trends throughout the State, and to account for these changes in the Diversity and Inclusion Plan.

Socially disadvantaged individuals and companies including minorities, women, veterans, and persons with disabilities seeking to enter any aspect of the cannabis industry face a host of particular hurdles and barriers, researchers say. Many states bar convicted drug felons from entering the industry, disproportionately hurting minorities and other socially disadvantaged communities because of their historically higher conviction rates.

Another potential barrier is that states have set high investment requirements, including owner liquidity requirements. The disparities have become such a source of consternation for some lawmakers and industry leaders that more than half a dozen states and municipalities, including Oakland and the District of Columbia, are taking steps to boost minorities in the competitive licensing process.

Unlike dispensary and cultivation businesses, however, transporters do not have to adhere to liquidity or the limited licensing requirements. This will allow the Applicant to overcome this barrier.

EXHIBIT A
Applicant will overcome the social equity barrier through Applicant's continued networking efforts, particularly Applicant's connections with people who are currently seeking to enter the cannabis industry, and to commit to employing and doing business with those in socially disadvantaged areas.

**Diversity Initiatives (See Exhibit I, Diversity Plan; and Exhibit E, Labor and Employment Practices for Additional Details on Applicant's Fair Labor Procedure and Workers Protection Plan)**

The Applicant has adopted procedures and policies to promote and encourage full participation in the regulated cannabis industry by individuals from communities disproportionately harmed by cannabis prohibition and enforcement, and to positively impact those communities. Applicant's goal is to inform, hire, and educate as part of the Social Equity Program, particularly focusing on minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientation, by providing meaningful participation of communities disproportionately affected by cannabis prohibition and enforcement, and by providing worker protections.

In addition to partnering with local churches, synagogues, and mosques to locate potential employees, the Applicant will seek employees from Disproportionately Impacted Areas identified as part of the Social Equity Program through resources that include the following:

**Veterans:**
- Wounded Warrior Project
- www.militaryhire.com

**Black and Minority Talent:**
- Top job boards that include:
  - Diversity.com
  - PDN Recruits
  - iHispano
  - Black Career Network
  - Black Jobs
- The Urban League
- Local newspapers traditionally directed to African Americans

**Women:**
- WomensJobList.com
- Womenforhire.com

**Disables:**
- Employer Assistance and Resource Network on Disability Inclusion
- Work.Illinois.Gov
- Disability works program as part of the Illinois work Net
- Employment First through the Illinois Department of Human Services

**LGBTQIA:**
- ChicagoPride.com
- Professional LGBT Associations | Monster.com

**Labor Peace Agreement**
- Applicant has entered into a LAP Labor Peace Agreement with the United Food and Commercial Workers Union in accordance with 410 ILCS 705/1-1, et seq. A copy of said agreement can be found at the end of this exhibit.
SERVICE STATION
1701 HOWARD ST.
EVANSTON, IL 60202

SCALE: 1/32" = 1'-0"
GROUND FLOOR PLAN

PARKING FOR 6 VEHICLES
MAIN OFFICE
SECURITY OFFICE
ENTRY

SCALE: 3/32" = 1'-0"

10'
2'-3"
1'-5"
1'-5 1/4"
2'-1 1/2"
3'-2"
3'-6 1/2"
7'-1/4"
5'-7"
3'-0"
9'-0"

14'-6"
1'-3 1/2"
14'-0"
1'-3 1/2"
5'-7"
9'-3"
20'-0 5/32"
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SERVICE STATION
1701 HOWARD ST.
EVANSTON, IL 60202

SECURITY PLAN

SCALE: 3/32" = 1'-0"

PARKING FOR 6 VEHICLES
MAIN OFFICE
SECURITY OFFICE
ENTRY

W.C. #2
The Illinois Cannabis Regulation and Tax Act (IL HB1438) defines a cannabis transporting organization (or transporter) as:

“...an organization or business that is licensed by the Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.”

A transporting organization may not transport cannabis or cannabis-infused products to any person other than a cultivation center, a craft grower, an infuser organization, a dispensing organization, a testing facility, or as otherwise authorized by rule.

In short, a cannabis transportation organization facilitates the point-to-point transportation of cannabis between licensed cannabis businesses only.
TRANSPORTER REQUIREMENTS

– All cannabis transported must be entered into a data collection system and placed in a secure container for transport.

– Transporters are subject to random inspections by the Department of Agriculture, the Department of Public Health, and the Department of State Police.

– Transporters are required to report any loss or theft to local law enforcement, the Illinois State Police, and the Department of Agriculture within 24 hours.

– A copy of the transporting organization’s registration and a manifest for the delivery shall be present in any vehicle transporting cannabis.

– A transportation organization agent must keep his or her identification card visible at all times when on the property of a cannabis business establishment and during the transportation of cannabis when acting under his or her duties as a transportation organization agent. During these times, the transporter organization agent must also provide the identification card upon request of any law enforcement officer engaged in his or her official duties.
TRANSPORTER RESTRICTIONS

- A transporting organization may not transport cannabis or cannabis-infused products to any person other than a cultivation center, a craft grower, an infuser organization, a dispensing organization, a testing facility, or as otherwise authorized by rule.

- No person under the age of 21 years shall be in a commercial vehicle or trailer transporting cannabis goods.

- No person or individual who is not a transporting organization agent shall be in a vehicle while transporting cannabis goods.

- It is unlawful for any person to offer or deliver money, or anything else of value, directly or indirectly, to obtain preferential placement within the dispensing organization, including, without limitation, on shelves and in display cases where purchasers can view products, or on the dispensing organization’s website.

- Cannabis shall be transported so it is not visible or recognizable from outside the vehicle.

- A vehicle transporting cannabis must not bear any markings to indicate the vehicle contains cannabis or bear the name or logo of the cannabis business establishment.

- A transporting organization may not warehouse or store any cannabis or cannabis infused products at their facility or in their vehicles or any other secure or insecure location when not specifically transporting said product between two licensed organization.
- As stated previously, it is unlawful for a transporter to warehouse or store any cannabis or cannabis infused products at their facility. Therefore, unless making a specific delivery to a licensed cannabis organization within the city limits of Evanston, MJA Chicago will never transport cannabis or cannabis-infused product into Evanston as a final destination. Certain routes may require that our secure, unmarked vehicles to pass through Evanston, but no cannabis or cannabis-infused products will ever reside at our 1701 Howard facility.

- All principal agents, officers, and employees, by law, must pass a rigorous state and federal criminal background checks conducted by the Illinois State Police and the Federal Bureau of Investigation.

- The 1701 Howard facility will not have any outward facing signage identifying the company as a cannabis transporter nor will any of its vehicles bear any markings that would identify them as cannabis delivery vehicles.
PROPOSED FACILITY
PROPOSED FACILITY
Adam Zats

Adam is an accomplished businessman and entrepreneur. For the past twelve years, he has owned and successfully managed multiple retail and auto repair facilities. In addition to his role at MJA, Adam serves as the general manager for Bee-Zee Collision and Service where he oversees the company’s operations, marketing, and finance units. In this capacity Adam has increased revenues by 300% over the past three years, and he has helped grow this business into a profitable enterprise. Adam has developed expertise in analyzing financial data to make strategic decisions and appropriately allocating capital for annual operations and growth.

Prior to earning a degree in business management and finance from Northeastern Illinois University, Adam studied film editing and production at California State University. While attending school at CSU, Adam worked with an esteemed medical cannabis doctor from whom he learned about all aspects of the business of cannabis including compliance, regulation, and home and commercial cultivation. This experience served as the springboard for Adam’s passion for the cannabis industry and propelled his business management acumen. His curiosity about the evolving cannabis industry led to him becoming the first general manager of the Devonshire Caregivers dispensary in Chatsworth, California. Additionally, Adam has consulted and developed a licensed cultivation facility in Fairplay, Colorado. Adam’s deep knowledge of the cannabis industry and plant biology will lead to the success of MJA’s cultivation team.

Mike Abdul

Mike is an experienced cannabis investor and cultivator. For the past twelve years he has led Pelican Masonry, Inc., the exclusively masonry contractor for the Berkshire-Hathaway-owned Invitation Homes brand. In 2016 Mike moved to Grand Junction, Michigan, and while expanding Pelican’s footprint, he entered the marijuana business as a caretaker growing cannabis for other medical patients. He started MJA Enterprises, LLC, a land development company that acquires land, attains municipal approval, and then markets the property. He was instrumental in developing and creating ordinances in Arlington Township, Michigan. He has also developed land in Bangor, MI, Watervliet, MI, and Arlington Township, MI. Most recently, MJA was one of the first 100 firms to receive permission to operate a marijuana facility in Michigan, a process in which less than 15% of the applicants qualified for this opportunity. MJA was vetted for multiple Class C licenses and a processors license, and currently has the only approved dispensary location on the Interstate 94 corridor between the Indiana border and Ann Arbor.

In addition to the dispensary, MJA has two large scale grow facilities, one indoor and one outdoor, and its Michigan licenses have been renewed until May 2021 by LARA.

Mike also is an investor in A-Wellness, a Colorado Springs, Colorado-based dispensary and KVIT Investments, a Colorado Springs, Colorado-based entity that runs three grow facilities managing over 2,000 plants with capacity for another 2,000 expected to begin production in 3Q20. Mike holds a business administration and management degree from University of Central Florida, UCF and when not running his multiple business ventures enjoys spending time with his three children.
John Bonds, Jr.

Responsible for establishing directives and contract implementation; managing client relations; providing oversight to Finance, Administration and Operations; managing project executives throughout the duration of the assignment (scope overview, quality control, and project administration) to ensure terms and conditions of projects are achieved; and oversight to key office personnel.

With thirty-four years’ experience as a business owner in construction and real estate development, Mr. Bonds continuously secures commercial and residential contracts ranging from $100,000 to $400,000,000. Mr. Bonds has completed more than 6,000 units of housing new construction and rehab projects and 2.25 million sq. ft. of commercial space.
MJA Chicago will donate a maximum of 5% of enterprise gross revenue to local community organizations in need of financial assistance in their work supporting local returning citizens, elderly residents in need as well as youth art and educational programs.

Rebuild Illinois is a $45 billion investment plan using both federal and state funds to fix Illinois' at-risk infrastructure, improve the educational system and make Illinois an overall better place to live and work. Applicant shall incorporate guidance from Rebuild Illinois, the Restore, Reinvest, Renew (R3) Program. This will ensure that Applicant is meeting internal community benefits goals while simultaneously advancing causes that the state has identified as high-priority.
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 16, 2020

Voting Members Present: J. Leonard, S. Mangum, G. Gerdes, I. Eckersberg,
D. Stoneback, M. Tristan, D. Cueva, M. Jones, M. Griffith,
C. Sterling

Staff Present:

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:42 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

D. Stoneback made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by S. Mangum.

The Committee voted, 10-0, to suspend the rules allowing members to participate electronically or by telephone.

1. 1701 Howard Street

Adam Zats, applicant, submits for a special use for Cannabis Transporter, MJA Chicago LLC, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: Adam Zats

DISCUSSION:

Adam Zats provided a brief explanation of the proposal:
- State transporter license explained
- Applicant provided a description of regulations and restrictions involved with a licensed business
- Cannabis or cannabis infused products may not be held on-site
- 1701 Howard is a family owned location. Held in the family for 40+ years
- The business will provide point to point transportation between cultivators and dispensaries
- Location will predominately be used as indoor vehicle storage and an office
- Applicant stated that he grew up in the neighborhood and wants to give back to the surrounding community. They are looking at donating a portion of revenue to local organizations.
- S. Mangum asked what number of vehicles would be stored on-site?
Applicant stated that 6-9 to start but the final number depends on demand. It could be as low as 2 at first.

- D. Stoneback asked for clarification on the proposed site plan which only shows parking for 6 vehicles.
  - Applicant stated the site can support 9 in the location where it shows 6. The annotation will be changed. There are three overhead bays. Each bay can stack three cars.
- Office area where two overhead doors are will be removed and enclosed to create a dedicated office
- Security guards will be present on staff and there will be a dedicated security office
- J. Leonard asked if fewer vehicles would be on-site than the previous use?
  - Applicant stated that this was correct. The proposed use would be much less intense than the past use. A maximum of 9 vehicles leaving in the morning and returning at night
- G. Gerdes asked what other improvements were proposed for the site and building. Applicant stated the following would be included:
  - Community mural on back of building
  - Improvements to the front facade
  - Remove signage on the façade and the pole sign on Howard
  - Roofing repairs
  - Interior remodeling and security improvements
  - Re-pointing of brick
- S. Mangum stated that removing the pole sign is a benefit and noted that the site is asphalt lot line to lot line with three curb cuts. Would recommend removing some curb cuts and having some buffer landscaping to screen the parking lot
- Applicant agreed that this would be beneficial and they would implement according to City staff direction.

S. Mangum made a motion to recommend approval to the ZBA with the following conditions, seconded by G. Gerdes.

1. Implementation of the proposed façade and building improvements included in the documents and testimony on record for this case.
2. Removal of the pole sign on Howard Street.
3. Continue working with City Staff to develop and implement a plan for improved access management including closure of two curb-cuts and creation of a five foot wide landscape transition area between the sidewalks adjacent to Howard Street and Dewey Avenue and the subject property.

The Committee voted, 10-0, to recommend approval, with conditions, to the ZBA.
New form response notification
1 message

Google Form <smangum@cityofevanston.org>  
Reply-To: smangum@cityofevanston.org  
To: mklotz@cityofevanston.org, csterling@cityofevanston.org  
Sat, Jul 11, 2020 at 6:50 PM

Your form has a new entry. Here are all the answers.

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<tr>
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<th>Barbara Pomykalski</th>
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<td>Written (see below)</td>
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<tr>
<td>Position on Agenda Item</td>
<td>Opposed</td>
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<td>Provide Written Comment Here</td>
<td>I'm unable to attend the virtual meeting. I am STRONGLY OPPOSED due to the VERY close proximity to my home and our residential neighborhood. We have several young children in our neighborhood. I feel this will highly impact the security and safety of our homes and our children. The allowance of this business will, most definitely, negatively impact the resale value of my home should I ever need to sell. I ask that the Zoning Board please deny this special use request.</td>
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Sent via Google Form Notifications
Your form has a new entry. Here are all the answers.

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<tr>
<td>Position on Agenda Item</td>
<td>Opposed</td>
</tr>
<tr>
<td>Provide Written Comment Here</td>
<td>Oppose 1701 Howard street being used for Cannibis supporter because 1. Lots of children live in the area and walk by the area,1701 Howard to take the bus to school. 2. Will add to the already high traffic on Howard street, in this area.</td>
</tr>
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</table>

Sent via Google Form Notifications