

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 4a****Title:**

Plan Commission recommendation to approve a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.

**Presenter:**

Ellen Johnson, Planner

**Meeting:** Planning & Development Committee**Date:** November 14, 2022

Proposed Cost: \$0

Budgeted Amount: \$0

Not Budgeted: **Executive Summary** (if not budgeted please explain):**Background**

In 2019, the City adopted Ord. 2019-Z-19 which added “Recreational Cannabis Dispensing Organization” as a Special Use in the BC-Community Business and BR-Regional Business zoning districts, and allowed for two recreational cannabis dispensaries in St. Charles, one on each side of the river. Several other standards were adopted, including a separation requirement from single-family zoning districts, schools, day cares, and churches, as well as a prohibition of on-site consumption.

Zen Leaf is currently operating on the east side at 3691 E. Main St. This agenda item is for Special Use approval to establish the second dispensary anticipated in St. Charles, to be located on the west side.

**Special Use application**

Union Group of St. Charles LLC has filed an application requesting Special Use approval to establish a Recreational Cannabis Dispensing Organization with business name “Consume Cannabis”, at 584 S. Randall Rd.

This location is within the Randall Plaza shopping center at the northeast corner of S. Randall Rd. and Prairie St. Zoning of the property is BC Community Business. The Staff Report lists the complete use standards and notes that the proposed dispensary complies with all requirements.

Proposed hours of operation are Monday-Saturday 9am-9pm; Sunday 10am-6pm. Security measures include ID check upon entrance, security guard, and camera surveillance. A floor plan of the 4,146 sf tenant space has been provided, along with photos from other Consume Cannabis locations.

**Plan Commission Recommendation**

Plan Commission held a public hearing on 10/18/22. One member of the public spoke in opposition. Discussion amongst the Plan Commission centered around pedestrian safety within the parking lot and traffic impacts. Plan Commission voted 6-2 to recommend approval, subject to installation of pedestrian safety elements, which may include crosswalks, speed bumps, and/or stop signs in order to enhance safety of pedestrians crossing the north-south driveway parallel to the shopping center. The Commissioners voting “no” referenced traffic circulation and pedestrian safety concerns.

**Trip Generation & Traffic Assessment Memo**

In response to the Plan Commission’s recommendation, the applicant provided a revised Trip Generation & Traffic Assessment memo prepared by Eriksson Engineering Associates, Ltd. The memo notes that a 3-way stop-controlled intersection already exists in front of the dispensary tenant space and recommends that pedestrian crossing signage be added as well as white cross-hatch paint to denote the pedestrian crossing. The memo also adds to the trip generation analysis summarized in the Staff Report by providing a description of site access points and a traffic assessment. The memo was reviewed by the City’s traffic consultant, HLR, Inc. HLR provided the following comments:

1. HLR recommends that trip generation data be collected from existing Consume Cannabis locations to supplement and confirm the Institute of Transportation Engineers (ITE) Trip Generation estimates; ITE data for cannabis dispensaries is limited and none of the data points are from dispensaries located in Illinois.
2. HLR does not anticipate a need for roadway improvements due to the additional trips generated by the proposed use, given existing traffic volumes on Randall Rd. and Prairie St. *Continued on the next page*

**Attachments** *(please list):*

Plan Commission Resolution, Eriksson Engineering Trip Generation & Traffic Assessment Memo (revised 11/8/22), HLR Review Letter (11/11/22); Staff Report, Application, Floor Plan, Photos

**Recommendation/Suggested Action** *(briefly explain):*

Plan Commission recommendation to approve a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 15-2022**

**A Resolution Recommending Approval of a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd**

**Passed by Plan Commission on October 18, 2022**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.; and

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330 of the Zoning Ordinance:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The proposed location will be the second dispensary in St. Charles. The public convenience will be served because the proposed location is several miles from the current dispensary and the only dispensary on the west side of the Fox River. North Aurora has the next closest dispensary which is approximately a 15 minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown, and will have less travel.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

The utilities have been researched and are sufficient for the needs of the dispensary. Because the location is part of a strip mall, there are already sufficient roads and parking. The parking lot provides for adequate drainage.

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodelling the existing building to suit the needs of the dispensary. The area is a

## Resolution 15-2022

commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The addition of the proposed dispensary will not impede the development of the surrounding property. If anything, it will increase customer traffic to the area making development more attractive to other businesses.

**E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The dispensary will install and use state-of-the-art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding businesses will be supplemented by the additional cameras. Further, there will be on-site security personnel at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

**F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

As the applicant for this Special Use Permit, utilizing our legal and compliance team we have reviewed the St. Charles Municipal Code and confirm that the proposed use will meet and/or exceed all applicable provisions of the St. Charles Municipal Code. Further, the Municipal Code will be constantly monitored for any changes that may be passed by the City and we will make any necessary changes to remain compliant and good stewards of the City.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd., subject resolution of staff comments and subject to installation of pedestrian safety elements, which may include crosswalk, stop sign, and/or speed bump, to enhance safety of pedestrians crossing the north-south access drive parallel to the shopping center

**Resolution 15-2022**

Roll Call Vote:

Ayes: Moad, Wiese, Hibel, Studebaker, Gruber, Vargulich

Nays: Funke, Ewoldt

Absent: Rosenberg

Motion carried: 6-2

PASSED, this 18th day of October 2022.

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Chairman  
St. Charles Plan Commission



# Memorandum

**TO:** Mr. David Flood  
Consume Cannabis Company of St. Charles

**FROM:** Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

**DATE:** September 12, 2022 **Revised November 8, 2022**

**RE:** Trip Generation and Traffic Assessment  
584 South Randall Road  
St. Charles, Illinois

This memorandum summarizes a trip generation analysis and a traffic assessment conducted for the replacement of an existing sports bar located at 584 South Randall Road with a cannabis dispensary in St. Charles, Illinois. The purpose of the study was to estimate the change in traffic volumes generated by each use and determine the impact on the surrounding street system.

The proposed cannabis dispensary will occupy 4,146 square feet of space within an existing multi-tenant commercial center (48,148 square feet). The center is located on the northwest corner of Randall Road and Prairie Street, a signalized intersection. In 2018, Randall Road carried 40,200 vehicles per day (vpd) and Prairie Street carried 7,900 vpd.

## Site Access

Access to the dispensary is provided by four driveways with two on Randall Road and two on Prairie Street.

1. **Randall Road Full Access Drive** is a four legged unsignalized intersection on Randall Road approximately 550 feet north of Prairie Street. It is shared with the Kane County Court facility and the shopping center with the dispensary. It has a southbound left-turn lane on Randall Road and a northbound shared thru/right-turn lane for turns into the site. Exiting traffic has separate right- and left-turn lanes onto Randall Road under stop sign control.
2. **Randall Road Right-in and -out Access Drive** is located 210 feet north of Prairies Street and only allows right-turn movements into or out of the shopping center. It has one inbound lane and one outbound lane under stop sign control.
3. **Prairie Street East Access Drive** is a two-lane full access driveway with one inbound and one outbound lane under stop sign control 470 feet east of Randall Road. Prairie Street has a dual-optional left-turn lane striped in front of the driveway.
4. **Prairie Street West Access Drive** is a two-lane full access driveway with one inbound and one outbound lane under stop sign control 270 east of Randall Road.

## Site Trip Generation

The site traffic generated by the existing restaurant and proposed dispensary was estimated from data in the Institute of Transportation Engineer's [Trip Generation](#) 11<sup>th</sup> Ed. manual which contains trip generation surveys of similar uses. The resulting site traffic volumes for the existing or proposed uses are shown in **Table 1**. A copy of the trip generation calculations is attached.

For the morning peak-hour, all dispensary traffic would be considered new since the sports bar was not open for dinner and could add 44 hourly trips. On a weekday evening and a Saturday, the dispensary would increase the site traffic by 31 and 82 vehicles per hour respectively.

**Table 1  
Site Traffic Volume Comparison**

Use (4,146 sq. ft.)	ITE LUC	Average Weekday	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Sports Bar	975		-	-	-	31	16	47	20	17	37
Proposed Cannabis Dispensary	882	874	23	21	44	39	39	78	59	60	119
<b>Change in Volume</b>			<b>+23</b>	<b>+21</b>	<b>+44</b>	<b>+8</b>	<b>+23</b>	<b>+31</b>	<b>+39</b>	<b>+43</b>	<b>+82</b>

### Traffic Assessment

The dispensary traffic volumes will be spread over the four access points and add approximately 8 to 20 more vehicles trips or one additional vehicle every three minutes which can be accommodated by each drive. The traffic signal on Prairie Street at Randall Road will allow protected left-turns to go south on Randall Road.

Inbound traffic from the north will turn left into the site at the shared driveway with the Kane County Court facility to avoid the double left onto Prairie Street and left into the site at either Prairied Street Drive. Traffic from the south will turn right into the site directly at either Randall Road Driveway. Inbound traffic from the east on Prairie Street will turn right into either driveway depending on the back ups from the Randall Road traffic signal.

Exiting traffic east on Prairie Street will have the option to exit left at either driveway. The East Drive can be used if the backups block the West Drive. Going north is a right-turn out at either Randall Road drive. Going south can be done at the unsignalized shared access drive or by turning right onto Prairie Street and turning left at the traffic signal.

### Pedestrian Crossing

The Plan Commission recommended adding pedestrian safety measures on the north-south road in front of the dispensary for customers crossing the road from the parking areas to the east to the dispensary. A three-way stop-controlled intersection is located in front of the dispensary with stop signs on the north-south road and on the west parking lot leg. **Exhibit 1** shows the existing conditions in front of the dispensary.

The stop signs provide a protected crossing in the traffic at the intersection. With the sports bar closed, vehicles may be rolling thru the stop signs since there is no current pedestrian activity. When the dispensary opens with more pedestrian activity, drivers will stop when they see regular activity. To supplement the stop signs, it is recommended that the interior of the intersection provide white cross-hatch similar to what the St. Charles Jewel has in front of their store (**See Exhibit 2**). In addition, pedestrian crossing signs should be added on all three legs of the intersection.

**Exhibit 1**  
**North-South Circulation Road at Dispensary Entrance**  
**(Looking North)**



**Exhibit 2**  
**Example of Cross Hatched Intersection**  
**(Jewel – St. Charles)**





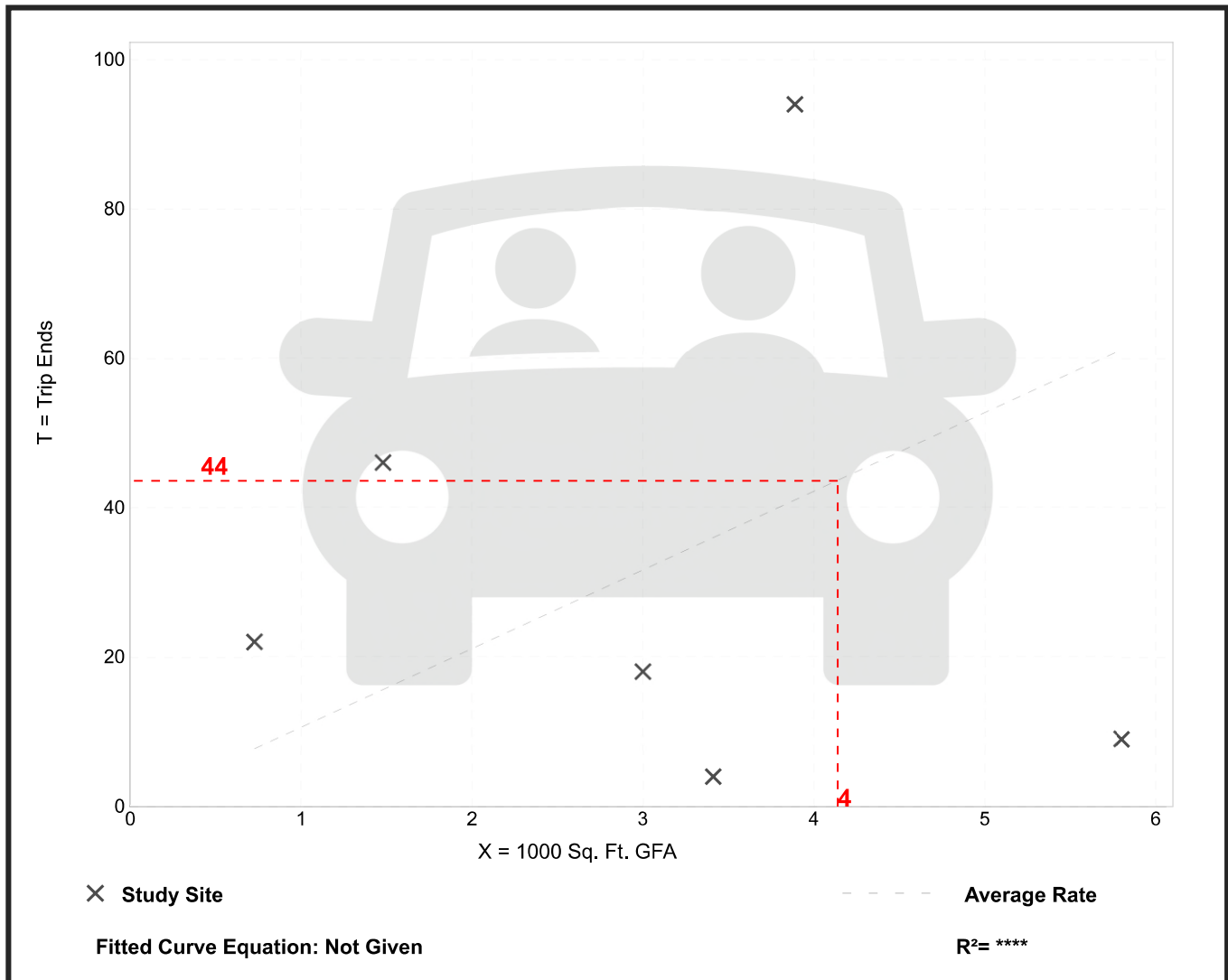
# Marijuana Dispensary (882)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 6  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.54	1.17 - 31.08	12.69

## Data Plot and Equation



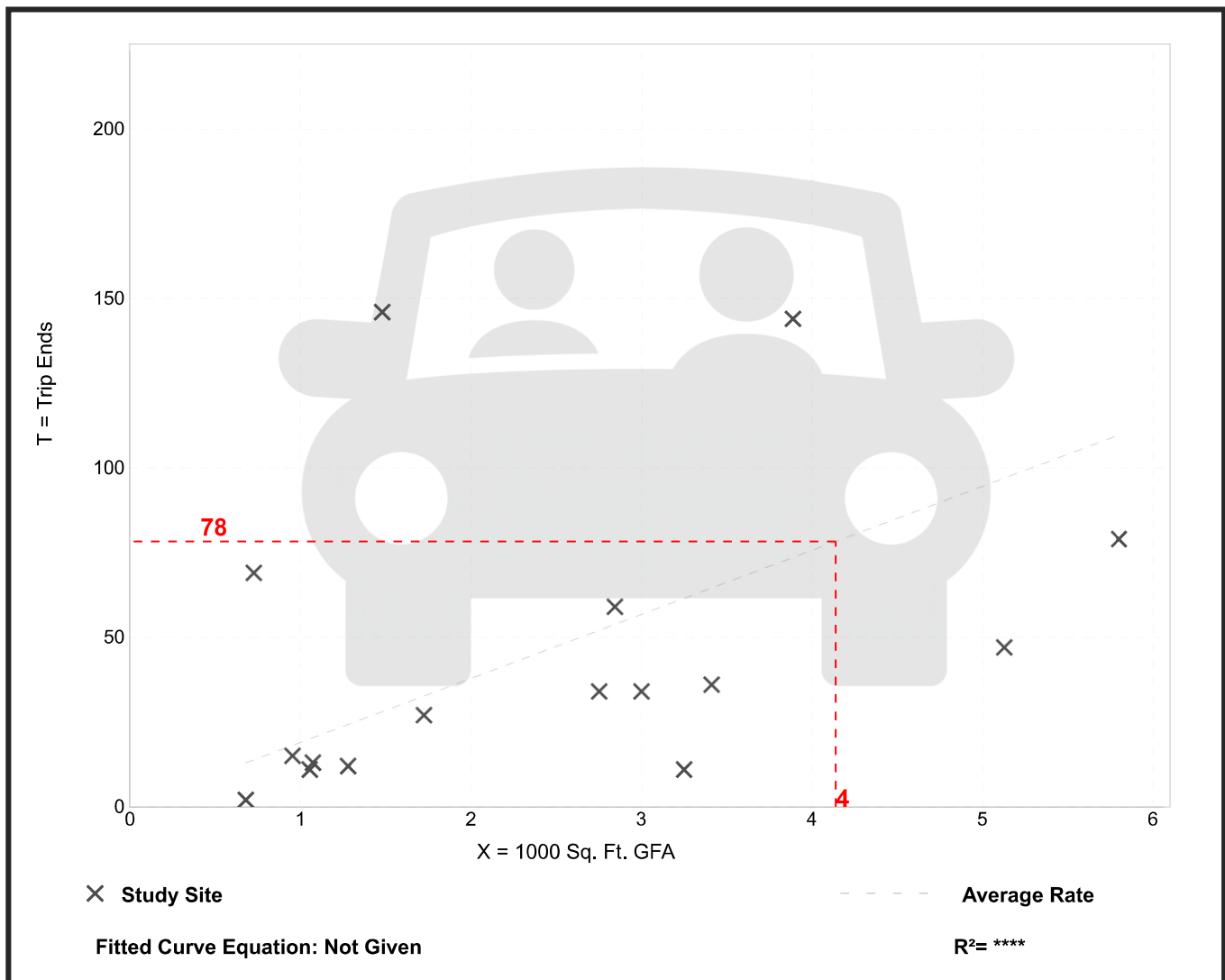
# Marijuana Dispensary (882)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 16  
 Avg. 1000 Sq. Ft. GFA: 2  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
18.92	2.94 - 98.65	21.73

## Data Plot and Equation



# Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Saturday, Peak Hour of Generator

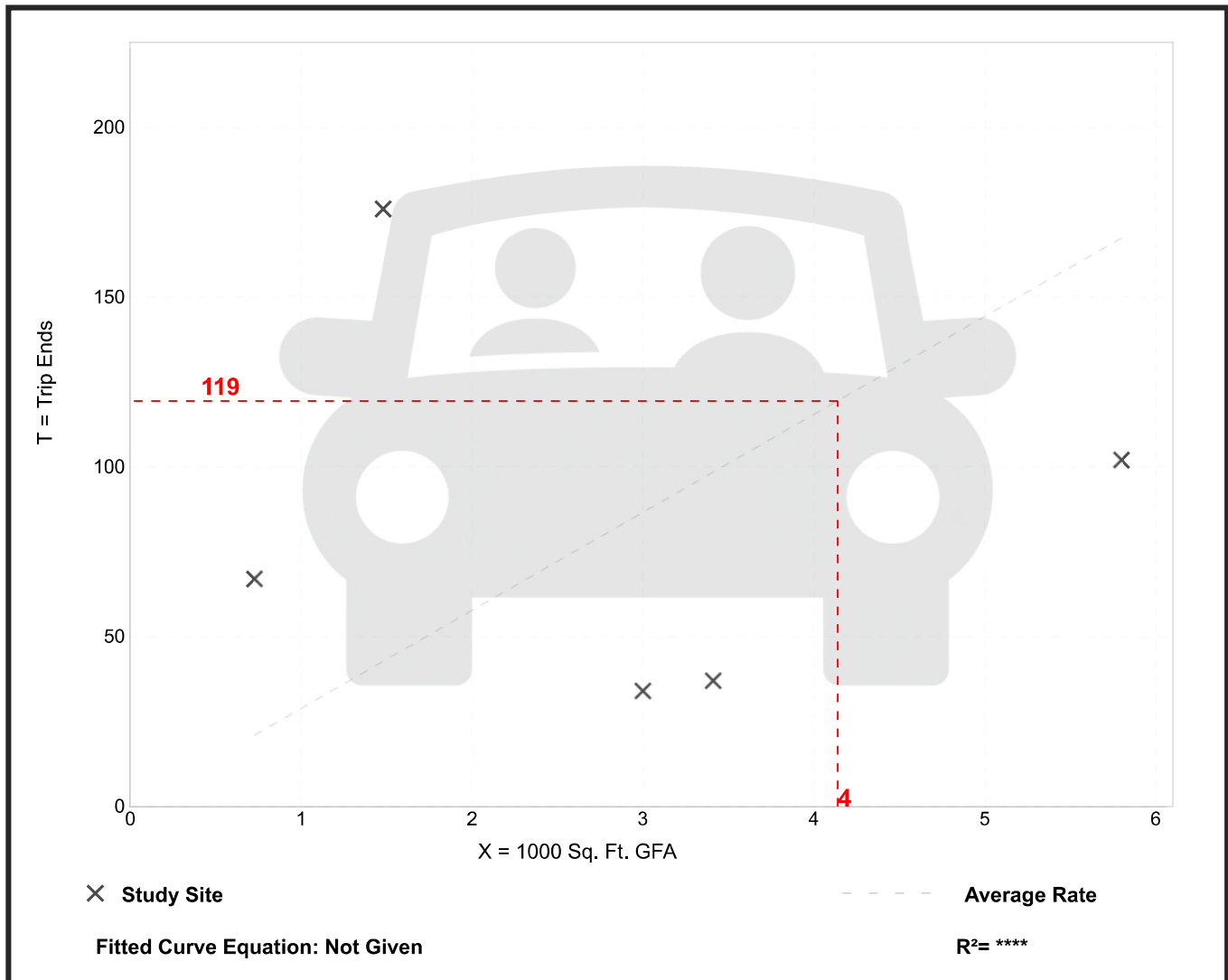
Setting/Location: General Urban/Suburban  
Number of Studies: 5  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.85	10.85 - 118.92	39.14

## Data Plot and Equation

Caution – Small Sample Size



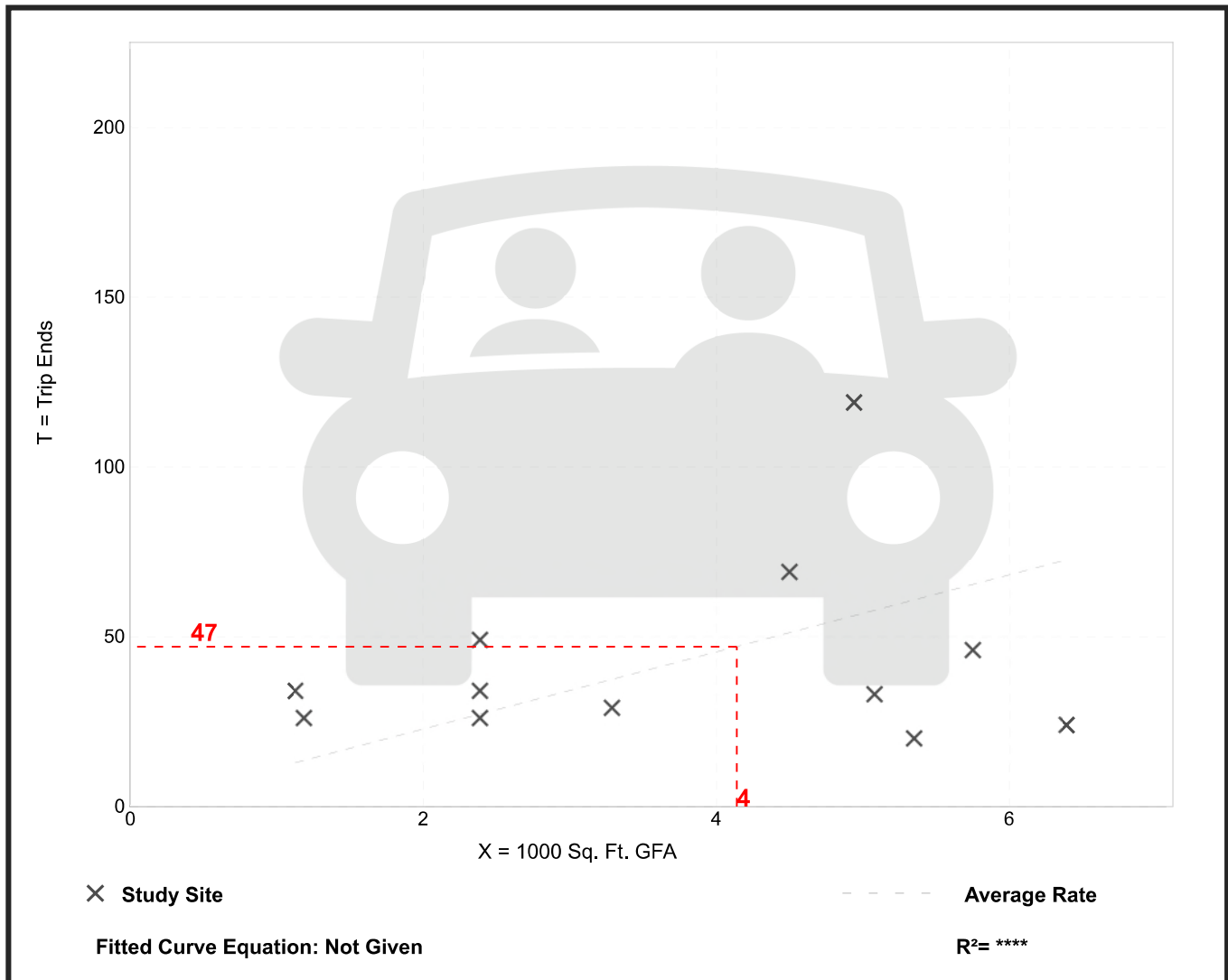
# Drinking Place (975)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 12  
 Avg. 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 66% entering, 34% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

## Data Plot and Equation



# Drinking Place (975)

**Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Saturday, Peak Hour of Generator**

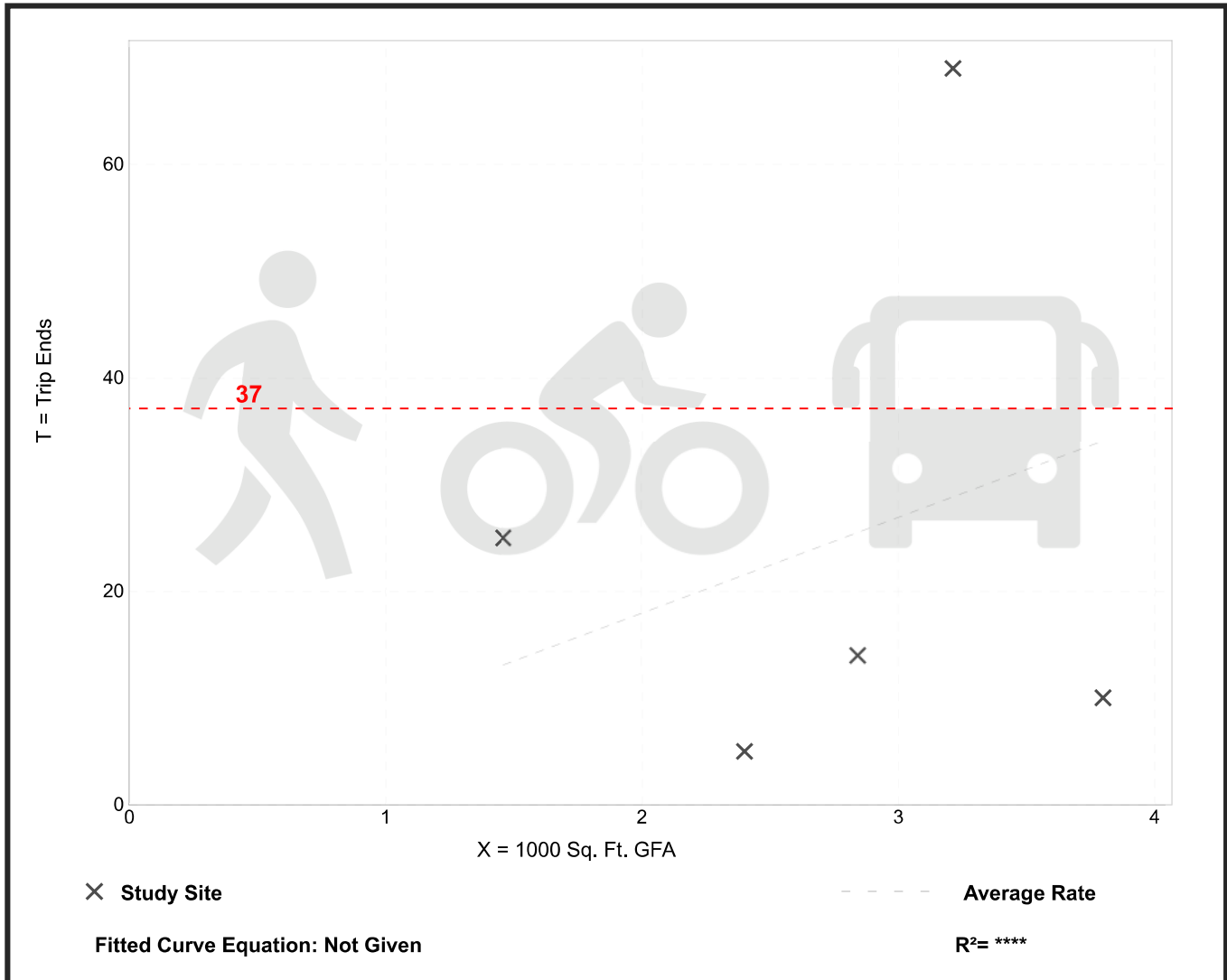
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 54% entering, 46% exiting

## Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	2.08 - 21.48	9.12

## Data Plot and Equation

*Caution – Small Sample Size*





## Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
www.hltrengineering.com

November 11, 2022

Ms. Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Consume Cannabis Dispensary  
584 South Randall Road  
Trip Generation Review

Dear Ms. Johnson:

Per your request we reviewed the Trip Generation submitted by Ericksson Engineering Associates, Inc. on November 8, 2022, for the referenced project. We offer the following comments and recommendations for your consideration:

### Trip Generation Comments

1. The ITE Trip Generation Manual has limited data points for the marijuana dispensaries land use; none of which are located in Illinois. We would recommend collecting data from the existing Consume Cannabis locations to supplement and confirm the ITE data.
2. It is our understanding that the previous tenant, Real Time Sports, closed in 2011 and the space has been vacant since that time. It has been 11 years since this space has generated trips onto the surrounding roadway network. The proposed dispensary therefore is not adding trips in addition to the current land use but generating all new trips. Given the existing volumes of traffic on Randall Road and Prairie Street, we do not anticipate the need for roadway improvements due to the additional trips generated by the proposed cannabis dispensary.

If you have any questions or need additional information regarding the above comments, please contact HLR at 847-697-6700.

Yours truly,

**HAMPTON, LENZINI AND RENWICK, INC.**

By:

Amy McSwane, PE, PTOE  
Preliminary/Traffic Engineering Manager



Staff Report  
Plan Commission Meeting – October 18, 2022

<b>Applicant:</b>	Union Group of St. Charles LLC
<b>Property Owner:</b>	CIMA Developers, LP
<b>Location:</b>	584 S. Randall Rd., Randall Plaza Shopping Center
<b>Purpose:</b>	Establish cannabis dispensary
<b>Applications:</b>	Special Use for Recreational Cannabis Dispensing Organization
<b>Public Hearing:</b>	Yes, required
<b>Zoning:</b>	BC Community Business
<b>Current Land Use:</b>	Commercial (vacant tenant space)
<b>Comprehensive Plan:</b>	Corridor/Regional Commercial

**Consume Cannabis – 584 S Randall Rd.**



**Summary of Proposal:** Proposed is to locate Consume Cannabis, a recreational cannabis dispensary, in the Randall Plaza shopping center located at the NE corner of S. Randall Rd. and Prairie St. A vacant tenant space within the shopping center would be divided to create a 4,146 sf space for Consume Cannabis. No changes are proposed to the exterior of the site.

City approval of a Special Use is required for this type of business.

In 2019, City Council passed an ordinance allowing for up to two recreational cannabis dispensaries in St. Charles, one on each side of the Fox River. There is currently no dispensary located on the west side.

**Info / Procedure on Application:**

**Special Use:**

- Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”
- Public hearing is required, with a mailed notice to surrounding property owners.
- 6 findings of fact – ALL findings must be in the affirmative to recommend approval.

**Suggested Action:** Conduct the public hearing on the Special Use and close if all testimony has been taken.

The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.

**Staff Contact:** Ellen Johnson, Planner

**I. PROPERTY INFORMATION**

**A. History / Context**

The Randall Plaza shopping center is located at the northeast corner of S. Randall Rd. and Prairie St. The shopping center was constructed in 1972. An addition for a dry cleaner was added to the south end of the building in 2013. The shopping center and adjacent parking lots are comprised of two parcels which are under common ownership. Parking is shared among the shopping center tenants.

The subject property, 584 S Randall Rd., is an 8,500 sf unit within the shopping center, located between La Huerta Market and One Price Cleaners. The unit was previously home to Real Time Sports (restaurant/bar), which closed in 2011. Proposed is to divide the space into two units, creating a 4,146 sf space for Consume Cannabis.

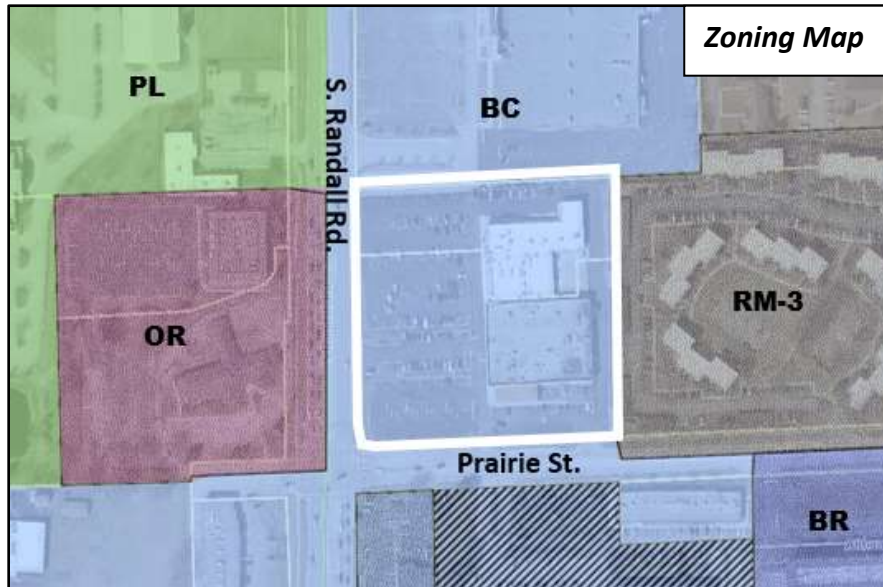
Other businesses within the shopping center include: Global Brew; Fast Lane Laundry; Mr. Samurai; Syrup (formerly Colonial Café); Triunity Fitness; The Hair Shoppe; Annie Nails; and An Brow & Lash.

**B. Zoning**

The subject property is zoned BC Community Business District. The same zoning designation exists along Randall Rd. to the north and south, with multi-family residential to the east and office to the west. Kane County Fairgrounds is across Randall Rd. to the north.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	BC Community Business	Shopping center
<b>North</b>	BC Community Business	Kane County Branch Court/Circuit Clerk
<b>East</b>	RM-3 General Residential	Prairie Pointe Apartments (formerly Wessel Court)
<b>South</b>	BC Community Business / PUD	Jewel Osco, multi-tenant retail building
<b>West</b>	OR Office/Research / PUD	Chase Bank, condo office building





**C. Comprehensive Plan**

The subject property is designated Corridor/Regional Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Adjacent properties along the Randall Rd. corridor have the same designation, which is intended for shopping centers and developments that have a regional draw.



The Regional/Commercial land use category is described as follows:

*“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional*

*commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.*

*The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bisect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.*

*Both the Kirk Road and Randall Road corridors are critical to the economic livelihood of the City and both have challenges and issues that must be addressed in order to maintain their vitality.”*

**II. PLANNING ANALYSIS**

Staff has analyzed the Special Use application for conformance with the standards established in applicable sections of the Zoning Ordinance, including:

- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.20 Use Standards
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.28 Signs

**A. Proposed Use**

The proposed business, Consume Cannabis, is classified in the Zoning Ordinance as a “Recreational Cannabis Dispensing Organization”. This use category was added in 2019. The use is defined as follows:

*A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act. A facility that only acquires and dispenses medical cannabis to registered medical cannabis patients shall be considered a Medical Cannabis Dispensing Organization, as defined herein.*

Recreational Cannabis Dispensing Organization is a Special Use in the BC Community Business zoning district, requiring Plan Commission public hearing/recommendation and City Council approval.

Per Sec. 17.04.330, the purpose of a Special Use is as follows:

*Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.*

There are 6 Findings of Fact for Special Use that are to be considered when determining whether a Special Use should be granted. All findings must be in the affirmative to recommend approval. The applicant has provided responses to the Findings of Fact as part of the application materials.

The applicant has also provided information about the proposed business operations of Consume Cannabis, summarized as follows:

- Hours of operation: Monday-Saturday 9am-9pm; Sunday 10am-6pm
- Approx. 24 employees
- Employee training
- ID check upon entrance
- 6-8 point-of-sale stations
- Security guard present at all times staff is present
- Security system including camera surveillance

Build-out of the 4,146 space includes a waiting area, sales floor, vault, restrooms, breakroom, and office space. A floor plan has been provided, as well as photos from other Consume Cannabis locations.

#### **Use Standards:**

Several Use Standards per Section 17.20.030 apply to Recreational Cannabis Uses. The Use Standards are as follows, with staff comments on compliance noted below each standard:

1. The number of Recreational Cannabis Dispensing Organizations shall be limited to no more than two (2). Only one (1) Recreational Cannabis Dispensing Organization shall operate on the east side of the Fox River and only one (1) Recreational Cannabis Dispensing Organization shall operate on the west side of the Fox River. No Recreational Cannabis Dispensing Organization shall operate without written authorization from the Director of Community and Economic Development.  
***Zen Leaf (3691 E Main St.) is the only existing cannabis dispensary in St. Charles, located on the east side. If approved, Consume Cannabis would be the only dispensary permitted to operate on the west side.***
2. One of the two Recreational Cannabis Dispensing Organizations shall have operated as a Medical Cannabis Dispensing Organization licensed by the State of Illinois within the St. Charles corporate limits for a minimum consecutive period of one (1) year. One of the two Recreational Cannabis Dispensing Organizations shall have operated as a Medical Cannabis Dispensing Organization licensed by the State of Illinois within the State of Illinois for a minimum consecutive period of one (1) year.  
***Zen Leaf meets the first standard, having operated as a medical cannabis dispensary in St. Charles prior to operating as a recreational dispensary. Consume Cannabis meets the second standard; the ownership has experience operating medical cannabis dispensaries in Illinois beginning in 2015. The applicant has provided a document outlining the company's experience as part of the application materials.***
3. A Recreational Cannabis Dispensing Organization shall not be located on a parcel that is within 250 ft. of a parcel containing a pre-existing Primary or Secondary School, Private Boarding School, Day Care Center, Day Care Home, Church, or a parcel within a single-

family residential zoning district, specifically the RE-1, RE-2, RS-1, RS-2, RS-3, RS-4, RT-1, RT-2, RT-3, and RT-4 districts.

***The proposed location, 584 S. Randall Rd., is not located within 250 ft. of the applicable land uses.***

4. A Recreational Cannabis Dispensing Organization shall not be located within 1,500 ft. of the property line of another Recreational Cannabis Dispensing Organization or Medical Cannabis Dispensing Organization.

***The proposed location, 584 S. Randall Rd., is not located within 1,500 ft. of another dispensary. Zen Leaf is 3.6 miles east.***

5. City approval of a Special Use for Recreational Cannabis Dispensing Organization shall be conditional upon the applicant providing the City with documentation proving receipt of a valid Adult Use Dispensing Organization License, as defined in the Cannabis Regulation and Tax Act, granted from the State of Illinois Department of Financial and Professional Regulation.

***This would need to be added as a condition of approval.***

6. Consumption of cannabis and cannabis-infused products on the premises of any cannabis business establishment as defined in the Cannabis Regulation and Tax Act shall be prohibited.

***This prohibition would apply to the operation of Consume Cannabis.***

7. Recreational Cannabis Cultivation Center, Recreational Cannabis Craft Grower, Recreational Cannabis Infuser Organization or Infuser, Recreational Cannabis Processing Organization, and Recreational Cannabis Transporting Organization shall not be permitted in any zoning district.

***None of these uses are proposed as part of the operations of Consume Cannabis.***

## **B. Parking**

Parking adjacent to Randall Plaza is shared among the building tenants. This includes the parking areas within the shopping center boundary shown on the aerial photo on page 1. This does not include adjacent parking on the Kane County Court property to the north.

Shopping centers are required to provide 4 parking spaces per 1,000 sf of Gross Floor Area, except that additional parking shall be provided for uses requiring more than 4 spaces per 1,000 sf of GFA (for example- a restaurant, which requires 10 spaces per 1,000 sf).

Staff has calculated the required parking for the shopping center, based on the proposed mix of businesses, the square footage they occupy, and the applicable parking requirement based on the use. This includes three restaurants (Syrup and Mr. Samurai, and the vacant unit formerly home to Subway) and a bar (Global Brew), which have higher parking requirements. Recreational Cannabis Dispensing Organizations require 4 spaces per 1,000 sf.

In total, 277 parking spaces are required for the shopping center. There are 298 parking spaces existing. This equates to 21 parking spaces in excess of the parking requirement.

Staff has also conducted a parking demand analysis based on the hours of operation of the various businesses within the shopping center, and including Consume Cannabis. Summary of findings:

- Highest parking demand is expected Wednesday/Thursday/Friday evenings: 259 spaces (39 excess spaces).
- Next highest demand is Monday-Friday afternoons: 238 parking spaces (60 excess spaces).
- Third highest demand is Monday and Tuesday evenings and Saturday afternoons: 226 parking spaces (72 excess spaces).

### C. Trip Generation

The applicant has submitted a Memorandum prepared by Eriksson Engineering Associates which analyzes anticipated vehicle trip generation for the proposed cannabis dispensary.

The analysis estimates the cannabis dispensary will generate the following trips (includes in/out trips) during peak hours:

- 44 trips (22 cars) – morning weekday peak (7-9am)
- 78 trips (39 cars) – evening weekday peak (4-6pm)
- 119 trips (60 cars) – Saturday peak (hours not identified)

The analysis compares the cannabis dispensary trip generation to the trip generation of a sports bar, which was the previous use of the space (Real Time Sports), to assess the impact of the change in use. The dispensary will increase peak hour trips compared to the previous sports bar use, as follows:

- 44 more trips – morning weekday peak (7-9am)
- 13 more trips – evening weekday peak (4-6pm)
- 82 more trips – Saturday peak (hours not identified)

### D. Signage

Information on proposed signage has not been submitted. Any exterior signage will require a permit and will be subject to the signage requirements of Ch. 17.28.

One wall sign will be permitted on the building, with an area no greater than 1.5 sf per linear foot of the wall (tenant space) on which it is located.

No separate freestanding sign will be permitted. A tenant panel for Consume Cannabis may be added to the existing Randall Plaza shopping center sign on Randall Rd.

## III. OPTIONS FOR PLAN COMMISSION ACTION

### 1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

*If Public Hearing is closed-*

### 2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.
2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.
3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
6. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied to a Special Use for Planned Unit Development.

**a. Recommend approval of the application for Special Use.**

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

**OR**

**b. Recommend denial of the application for Special Use.**

- i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

**IV. ATTACHMENTS**

- Exterior Photos of Randall Plaza
- Application for Special Use; received 9/13/22
- Site/Floor Plan
- Photos from other Consume Cannabis locations
- Traffic Generation Analysis Memo; dated 9/12/22



*View from the south  
(Randall/Prairie intersection)*



**Consume Cannabis**

*View from the north  
(southbound Randall Rd)*



**Consume Cannabis**

City of St. Charles  
 Community Development Division  
 2 E. Main Street  
 St. Charles, IL 60174

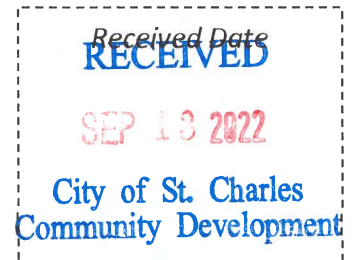


Phone: (630) 377-4443  
 Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

### SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

<b>For City Use</b>	
Project Name:	<u>Consume Cannabis of St. Charles</u>
Project Number:	<u>2022 -PR- 014</u>
Cityview Project Number:	<u>PLSU202200053</u>



- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

<b>1. Property Information:</b>	Location: Randall Plaza Shopping Center - 584 South Randall Road, St. Charles, IL 60174	
	Parcel Number (s): 0933301004000	
	Proposed Name: <b>Consume Cannabis of St. Charles</b>	
<b>2. Applicant Information:</b>	Name: Union Group of St. Charles LLC	Phone: 847-404-6687
	Address c/o PTS Corp. 4801 Emerson Ave., Suite 112 Palatine, IL 60067	Email: mitch@ptsgrows.com
<b>3. Record Owner Information:</b>	Name: CIMA Developers, LP. (FKA Angel Associates, LP.)	Phone: 630.653.1700
	Address: 30W180 Butterfield Rd. Warrenville, IL 60555	Email: dsoltis@cimadevelopers.org



**4. Identify the Type of Application:**

- Special Use for Planned Unit Development - PUD Name:**
  - New PUD
  - Amendment to existing PUD- Ordinance #:
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance): 17.20.030**
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BC Community Business District

What is the property currently used for? Vacant

If the proposed Special Use is approved, what improvements or construction are planned?

Build-out of adult-use cannabis dispensary inclusive of, without limitation, a secure vault, secure facility with cameras, display cases, kiosks, and employee area.

**6. For Special Use Amendments only:**

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

**Note for existing buildings:** If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**7. Required Attachments:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

- APPLICATION FEE:** Special Use for PUD: \$1,000  
All other Special Use requests: \$750

- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

**ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

**TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

**PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**Site Plan or plans shall show the following information:**

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)**

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

*[Handwritten signature]*

AUTHORIZED AGENT

9/12/2022

Record Owner

Date

UNION GROUP OF ST. CHARLES LLC  
By: UNION GROUP OF ILLINOIS LLC, its manager & sole member  
By: PFS CORP., its manager & sole member

9/12/2022

Applicant or Authorized Agent

Date

# Union Group of St. Charles, LLC

4801 Emerson Ave, Palatine, IL 60067

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Union Group of St. Charles LLC's ("Union Group") proposed adult-use cannabis dispensary location will be in the Randall Plaza Shopping Center at 584 Randall Road and will be the second dispensary in St. Charles. This location provides a public convenience as the proposed location is several miles from the only other dispensary located in St. Charles. Moreover, that dispensary is on the west side of the Fox River (whereas our location is on the east side). North Aurora has the next closest dispensary which is approximately a 15-to-20-minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown and will have less travel. The dispensary's hours of operation to the public will be 9:00 AM – 9:00 PM, Monday through Saturday and 10:00 AM – 6:00 PM on Sundays. Deliveries will be accepted by staff from 9:00 AM – 6:00 PM. There will be approximately 24 employees of the dispensary.

Union Group has been operating medical cannabis dispensaries in Illinois since the inception of the Compassionate Use of Medical Cannabis Pilot Program, opening our first dispensary in 2015. In 2020, we opened our first Adult-Use dispensary following passage of the Cannabis Regulation and Tax Act. This dispensary, which will be branded as "Consume Cannabis – St. Charles," will be an Adult-Use only establishment with six (6) to eight (8) point-of-sale stations, interactive educational materials, and one-on-one customer service. We have sent example photographs separately. We pride ourselves on customer service, education, and the ability to guide consumers in the appropriate and safe use of cannabis products. All our employees are required to complete our training program "Consume U." This is an immersive program designed to teach the employees about the many types of cannabis products, use of the products, safe consumption, and potential side effects to ensure a positive experience.

Safety and security are of the utmost importance to Union Group. There will be a minimum of one licensed, armed security guard in the building at all times staff is present, whether during public hours or not. The facility will utilize state-of-the-art security systems, including camera surveillance of the entire facility. All consumers will be greeted at the door by staff that will check identification, answer any questions, and provide a safe and stress-free shopping experience. Union Group believes that a knowledgeable staff and a safe shopping environment will be a benefit to the citizens of St. Charles and its visitors.

We look forward to being a positive citizen of the St. Charles community and serving not only its residents, but the many people who come to visit St. Charles.



## Consume Cannabis– Operational Experience

Consume Cannabis was founded in 2019 and launched in 2020 as a rebrand of independent medical and recreational licenses operated in Illinois. However, the timeline below offers some insights in the vast operational experience Consume Cannabis has in the Illinois market.

- August 2015
  - First medical cannabis dispensary license extended to Harbory in Marion, IL
  - Founders of Consume were initially awarded this licensure under this DBA at the time
  - Founders also awarded a cultivation license in Illinois
- April 2019
  - Acquisition of an additional medical cannabis license in Chicago, IL
  - Consume operated this location under the retail brand “Zen Leaf” until 2020
  - At the time of acquisition, this location only served medical customers
- January 2020
  - Recreational sales begin in Illinois
  - The Chicago location (Zen Leaf) is rebranded to “Consume Chicago”, becoming the first location under the new retail brand
- June 2020
  - The Marion location (Harbory) rebrands to “Consume Marion”
  - Continues to serve both medical and recreational consumers
- July 2020
  - Consume opens its 3<sup>rd</sup> retail location in Carbondale, Illinois
  - This licensure was awarded through the Cannabis Regulate and Tax Act as a second site to our Marion location
  - This license only permits sales to recreational consumers
- October 2020
  - Consume opens its 4<sup>th</sup> location in Oakbrook Terrace, IL
  - This licensure was awarded as second site to our Chicago location
  - This license also is only permitted for sales to recreational consumers

Currently today, Consume Cannabis still operates these 4 locations in Illinois and has expanded its operations to multiple other states, amassing 11 operational retail facilities serving medical and recreational customers where permitted.



**OWNERSHIP DISCLOSURE FORM  
PARTNERSHIPS**

STATE OF ILLINOIS     )  
                                  ) SS.  
KANE COUNTY            )

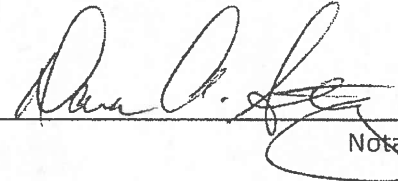
I, Peter M. SPINA, being first duly sworn on oath depose and say that I am a *managing*  
*member of Angel Associates LLC, the*  
General Partner of CIMA DEVELOPERS, LP, an Illinois

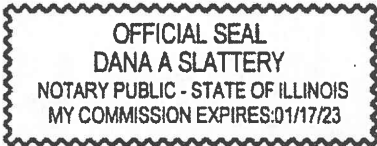
(General) (Limited) Partnership and that the following persons are all of the partners thereof:

- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner

By:  \_\_\_\_\_ (General)(Limited) Partner

Subscribed and Sworn before me this 12<sup>th</sup> day of  
September, 20 22.

  
\_\_\_\_\_  
Notary Public



**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS        )  
  ) SS.  
KANE COUNTY             )

I, MITCHEL Kray, being first duly sworn on oath depose and say that I am  
*an authorized signatory*  
~~Manager~~ of PTS Corp, the manager of Union Group of Illinois, LLC, the, an Illinois Limited Liability  
manager of Union Group of St. Charles LLC  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Union Group of Illinois LLC</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Mitchel Kray, **AUTHORIZED SIGNATORY**  
Manager

Subscribed and Sworn before me this 12 day of  
September, 20 22.

Angela Bartle  
Notary Public







CIMA DEVELOPERS, LP

30W180 Butterfield Road

Warrenville, IL 60555

O: (630) 653-1700

F: (630) 791-8283

September 12, 2022

City of St. Charles  
Community Development Department  
2 E. Main Street  
St. Charles, IL 60174

RE: CIMA Developers, LP -Consent Authorization for applicant to proceed with Zoning Application for Randall Plaza, Unit 584 South Randall Road, St. Charles, IL

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP., (Formally Known as Angel Associates, LP), the Owner of the subject property located at 546-584 South Randall Road, St. Charles, IL ( Randall Plaza) give my consent to Union Group of St. Charles LLC. to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Special Use Application.

Regards,

Peter M. Spina  
Authorized Agent  
CIMA Developers, LP.

## FINDINGS OF FACT – SPECIAL USE

**\*Use this form for all Special Uses, except for PUDs or PUD Amendments\***

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.*

**Project Name or Address:** Union Group of St. Charles, LLC

**From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:**

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The proposed location will be the second dispensary in St. Charles. The public convenience will be served because the proposed location is several miles from the current dispensary and the only dispensary on the west of the Fox River. North Aurora has the next closest dispensary which is approximately a 15 minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown, and will have less travel.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.**

The utilities have been researched and are sufficient for the needs of the dispensary. Because the location is part of strip mall, there are already sufficient roads and parking. The parking lot provides for adequate drainage.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodeling the existing building to suit the needs of the dispensary. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The addition of the proposed dispensary will not impede the development of the surrounding property. If anything, it will increase customer traffic to the area making development more attractive to other businesses.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The dispensary will install and use state-of-the-art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding businesses will be supplemented by the additional cameras. Further, there will be on-site security personal at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

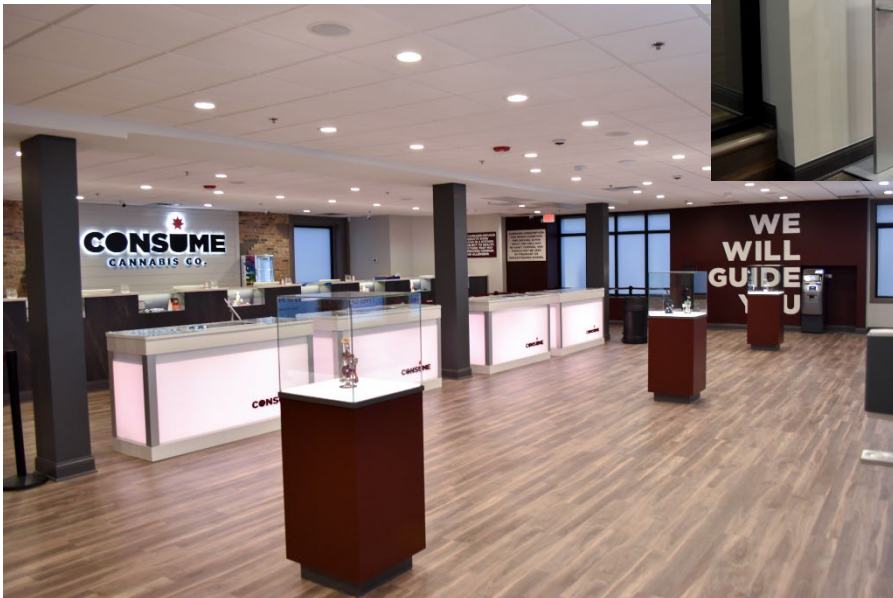
- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

As the applicant for this Special Use Permit, utilizing our legal and compliance team we have reviewed the St. Charles Municipal Code and confirm that the proposed use will meet and/or exceed all applicable provisions of the St. Charles Municipal Code. Further, the Municipal Code will be constantly monitored for any changes that may be passed by the City and we will make any necessary changes to remain compliant and good stewards of the City.





Oakbrook Terrace Location





Show Low, AZ Location





# Marion, IL Location

