

STAFF REPORT

DATE: March 10, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-03
Petitioner: LIAM LLC
Property Owner: Chicago Title Land Trust Company, Trust Number 8002388194
Location: 2121 W. Jefferson Street
Request: A Special Use Permit to allow an adult-use cannabis dispensary (COUNCIL DISTRICT #2)

Purpose

The petitioner is requesting a Special Use Permit to allow an adult-use cannabis dispensary, located at 2121 W. Jefferson Street. This request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

This building was built for a NAPA Auto Parts store in 2014 as the result of a land subdivision with the adjacent Walgreens building that had been constructed in 2004. The two-lot subdivision has shared drive aisles and parking. NAPA Auto Parts vacated the building in June 2024 and moved less than 200 feet west to 2155 W. Jefferson Street. This building has been vacant since that time. The single-story building is approximately 6,000 square feet in size. The building has parking for 35 vehicles and the adjacent Walgreens lot has more than double that amount. The property has shared ingress / egress onto Jefferson Street as well as Hammes Avenue. The property in question is zoned B-3 (General Business) district.

Surrounding Zoning, Land Use and Character

The property sits in close proximity to the Marycrest Shopping Plaza, and the surrounding properties are all zoned B-3 (General Business) with a mix of commercial uses.

- North: Stormwater detention
- South: Multi-tenant Marycrest Shopping Plaza
- East: Walgreens
- West: Multi-tenant retail building

Applicable Regulations

- 47-13.2A - Special Uses for B-3 (General Business) districts
- 47-15I - Adult-Use Cannabis (*refer to attachment*)
- 47-5.2(C) - Criteria for issuance of a Special Use Permit (*refer to attachment*)

Discussion

LIAM LLC is the contract purchaser of this property, who is acting on behalf of Veltiste to seek approval of a Special Use Permit to allow an adult-use cannabis dispensary at this vacant retail property. The City of Joliet Zoning Ordinance allows adult-use cannabis dispensaries in the B-3 (General Business) district subject to the approval of a Special Use Permit.

Veltiste Wellness is a vertically integrated cannabis company focused on health and wellness. If this Special Use Permit is approved, building at 2121 W. Jefferson Street will be leased to Veltiste who will operate the dispensary under the name “Bisa Lina Cannabis Dispensary.” Veltiste Wellness currently operates a dispensary under this name in Carol Stream, Illinois. Their cultivation operations are based out of Battle Creek, Michigan. Veltiste operations team and partners have operated and consulted with many dispensaries in several markets including California, Oklahoma, and Michigan. Upon Joliet municipal approval, Veltiste will purchase a Conditional Adult Use Dispensing Organization License

As detailed in the attached floor plan, the layout of the proposed dispensary distinguishes amongst the dispensary’s public area, limited access areas and highly restricted areas. The proposed dispensary’s public area is limited solely to the waiting area accessed through the main entrance to the building located at its southeast corner. The remaining space consists of showroom, sales floor area, including Point of Sales cashiers vault (limited access area), and packaging area and security (a highly restricted area). Additional details on their operations plan can be found in the attachment to this staff report.

State law provides that a dispensary is allowed to be open from 6:00 A.M. to 10 P.M.. According to Bisa Lina, the dispensary would be open seven days a week from 9:00 A.M. to 10:00 P.M. The company intends to employ around 20 people, with four to seven employees onsite at any given time, including one security guard.

Bisa Lina expects to serve 300 to 700 customers per day at this location, with peak periods between 4:00 P.M. and 8:00 P.M. and with Thursday and Friday being the highest-traffic days. During peak hours, the dispensary expects to serve 50 to 80 customers per hour. During off-peak hours, 15 to 40 customers per hour are expected. If there is ever a need to implement a waiting line, there is an adequate area for line queuing

on the sidewalk that extends along the east side of the building. According to Bisa Lina, many of the customers at other facilities pre-order their products, limiting the time they spend in the store. Bisa Lina estimates that the average visit by a customer will be less than ten minutes.

The security plan for the proposed dispensary includes an unarmed security guard on-site during business hours. Trained, unarmed security guards will be stationed at entrances and patrolling the premises during all business hours. Guards will monitor customer flow, assist with any security incidents, and coordinate with law enforcement if needed. Guards will ensure no loitering or unauthorized activity occurs on or near the property. Detailed information on their proposed security plan can be found in the attached operations narrative.

The redevelopment of this former auto parts store also includes renovations to the façade to rebrand this building. Conceptual building elevations as well as a conceptual floor plan are included with the staff report packet. The façade will be updated with the introduction of a new color scheme and two-story main entrance with planes of glass. The redevelopment of this property also includes new landscaping along the front and sides of the building as well as 5' wide landscaping along the perimeter of the rear parking area and landscaped parking islands. The proposed conceptual site plan and conceptual landscape plan are attached to this staff report. The Traffic Impact Study can also be found as an attachment.

Based on staff's analysis, staff finds that the proposed use, including its site plan and operational details, meet the Special Use Permit criteria outlined in Section 47-5.2 (C) of the Zoning Ordinance as well as the additional Special Use Permit requirements outlined in Section 47-15 I (Adult Use Cannabis) of the Zoning Ordinance. The proposed use should not have any impact existing or planned uses located within the vicinity of the subject property.

Conditions

If the Zoning Board desires to approve this Special Use Permit, the following conditions would be included:

1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or

hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

2. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

ZONING BOARD OF APPEALS
CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) 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 and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

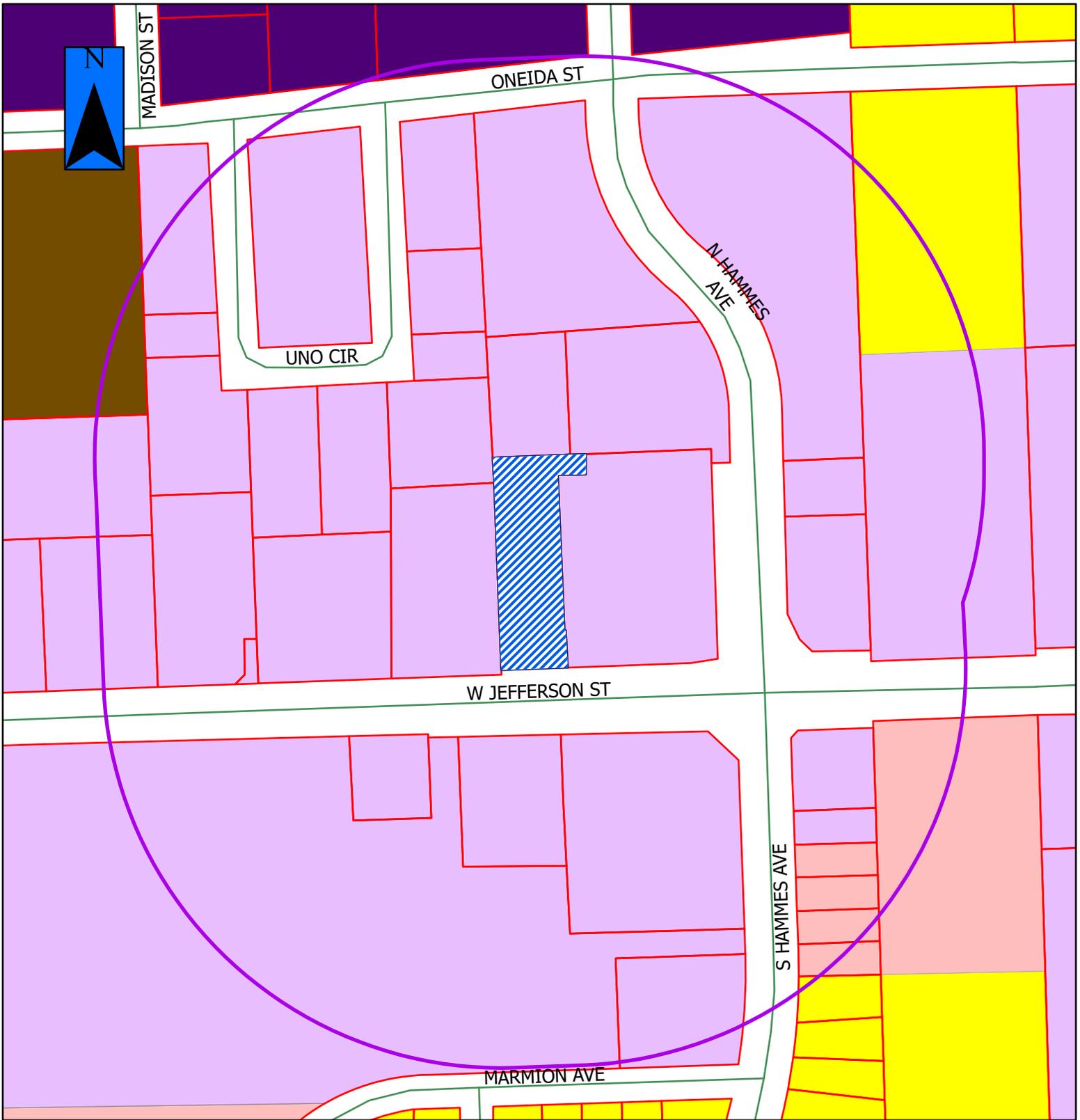
ZONING BOARD OF APPEALS

CRITERIA FOR ADULT-USE CANNABIS SPECIAL USES

Section 47-15 I (ADULT-USE CANNABIS) states:

The following components of the Adult-Use Cannabis Facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

	Does the evidence presented sustain this criteria?	Comments
(1) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.		
(2) Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, and building code compliance.		
(3) Hours of operation and anticipated number of customers/employees.		
(4) Anticipated parking demand and available private parking supply.		
(5) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.		
(6) Site design, including access points and internal site circulation.		
(7) Proposed signage plan.		

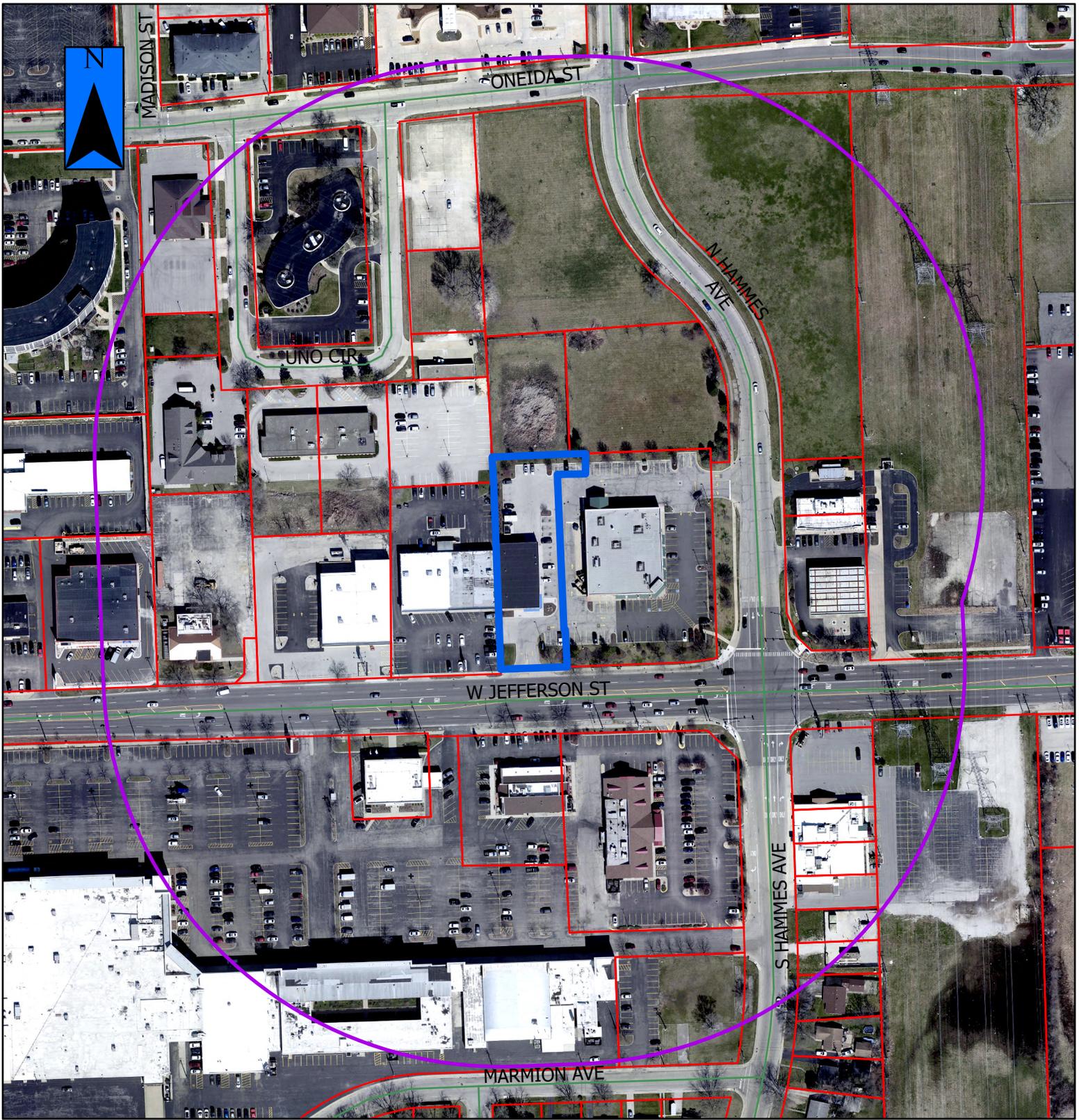


2025-03



 = Property in Question
 = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



2025-03a



-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)

Figure 1: Existing south and east elevations, view facing northwest, March 2025



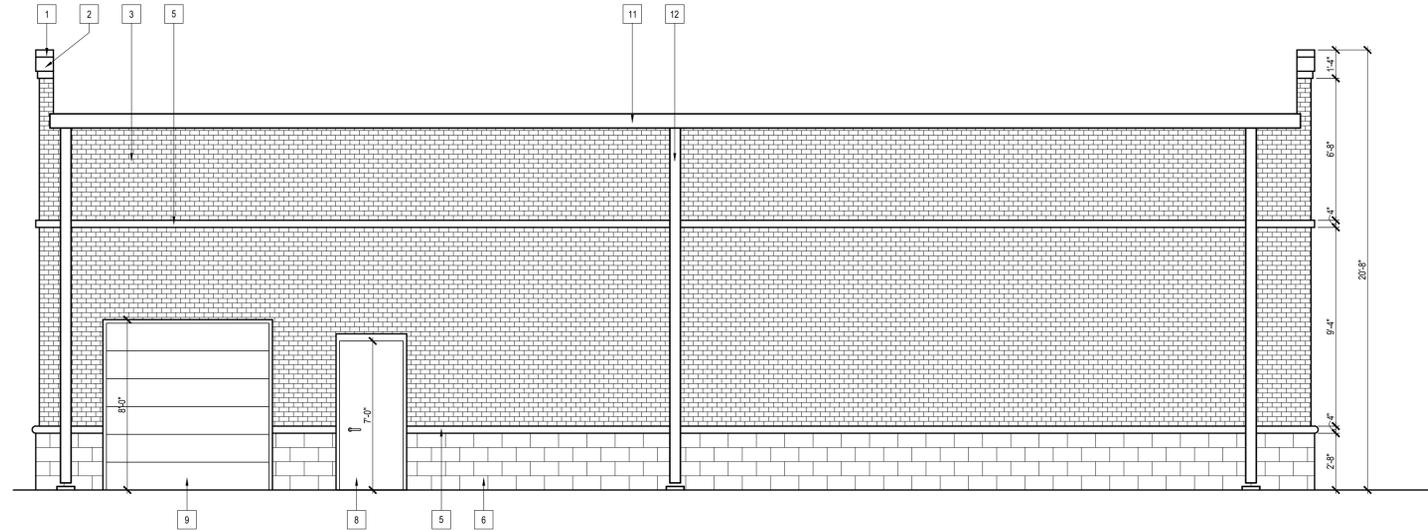
Figure 2: Side and rear parking areas, view facing north, March 2025



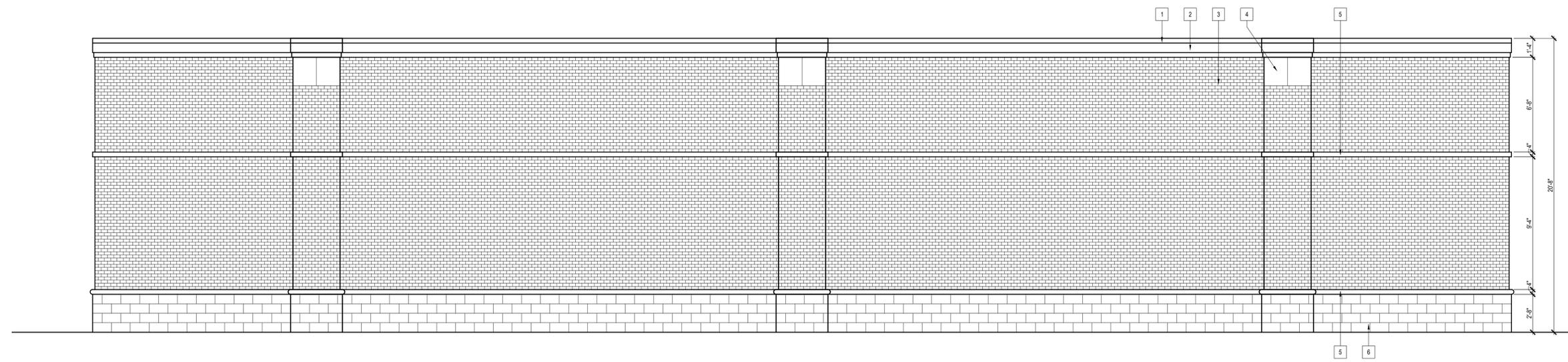
Figure 3: Rear parking area, view facing northwest, March 2025.



- EXISTING / DEMO ELEVATION KEYED NOTES:
1. PRE-FIN. METAL COPING.
 2. PRE-FIN. METAL PANEL.
 3. STRUCTURAL BRICK.
 4. CAST STONE.
 5. CAST STONE BAND.
 6. BLOCK.
 7. STOREFRONT SYSTEM.
 8. H.M. DOOR.
 9. O.H. DOOR.
 10. METAL AWNING TO BE REMOVED.
 11. PRE-FIN. GUTTER.
 12. PRE-FIN. METAL DOWNSPOUT W/ SPLASH BLOCK.



1 EXISTING / DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING / DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"



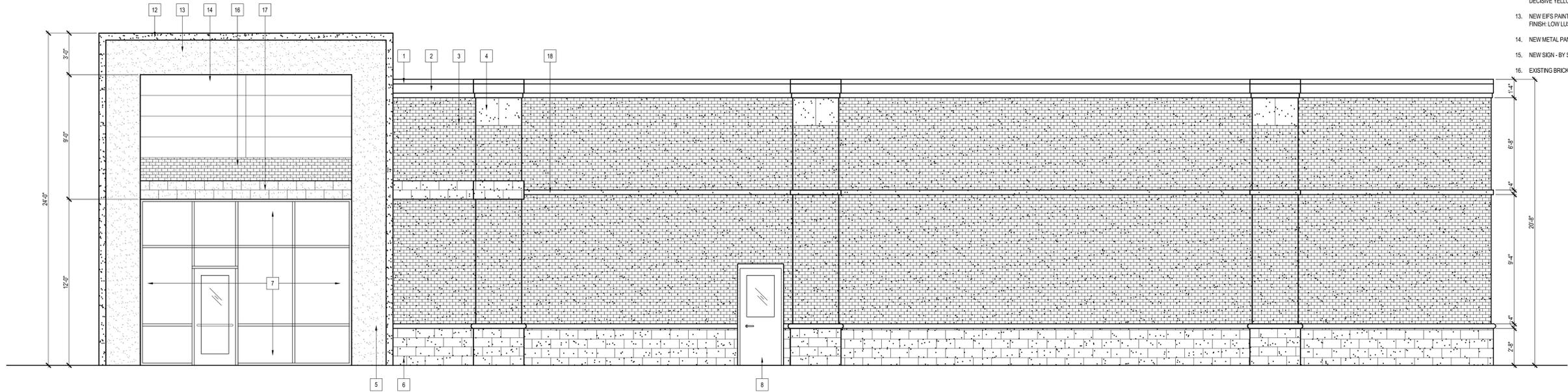
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 CONSTRUCTION
 OTHER:
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NO.	DESCRIPTION	DATE

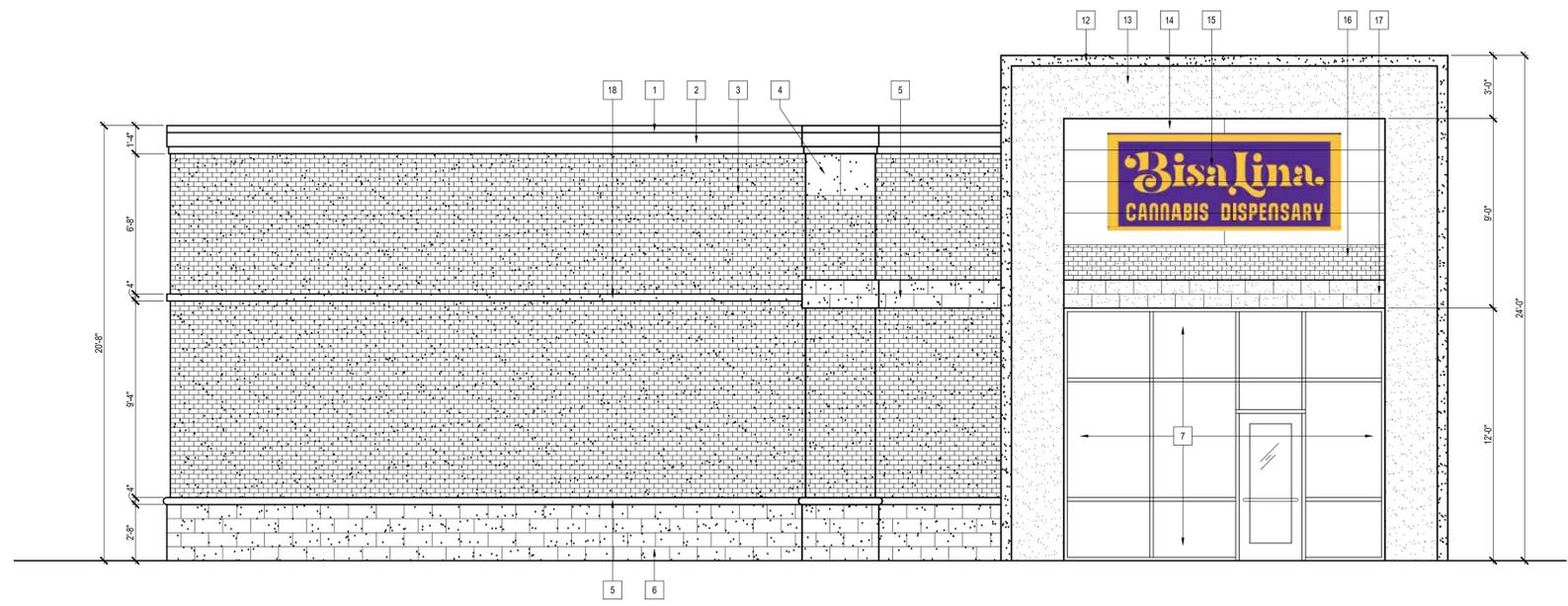
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 DB _____ EM _____
 CB _____ PD _____
 SHEET _____
A201
 PROJECT NO. 25-1163

EXISTING / DEMO ELEVATIONS

- PROPOSED ELEVATION KEYED NOTES:
- EXISTING PRE-FIN. METAL COPING TO BE PAINTED SHERWIN WILLIAMS DECISIVE YELLOW SW 6902 FINISH. LOW LUSTRE.
 - EXISTING PRE-FIN. METAL PANEL TO BE PAINTED SHERWIN WILLIAMS DECISIVE YELLOW SW 6902 FINISH. LOW LUSTRE.
 - EXISTING STRUCTURAL BRICK TO BE PAINTED BENJAMIN MOORE IRON MOUNTAIN 2134-30 FINISH. LOW LUSTRE.
 - EXISTING CAST STONE TO BE PAINTED SHERWIN WILLIAMS DECISIVE YELLOW SW 6902 FINISH. LOW LUSTRE.
 - EXISTING CAST STONE BAND TO BE PAINTED SHERWIN WILLIAMS DECISIVE YELLOW SW 6902 FINISH. LOW LUSTRE.
 - EXISTING BLOCK TO BE PAINTED BENJAMIN MOORE IRON MOUNTAIN 2134-30 FINISH. LOW LUSTRE.
 - EXISTING STOREFRONT SYSTEM.
 - EXISTING H.M. DOOR.
 - EXISTING O.H. DOOR.
 - EXISTING PRE-FIN. GUTTER.
 - EXISTING PRE-FIN. METAL DOWNSPOUT W/ SPLASH BLOCK.
 - NEW EIFS BAND PAINTED SHERWIN WILLIAMS DECISIVE YELLOW SW 6902 FINISH. LOW LUSTRE.
 - NEW EIFS BAND PAINTED SHERWIN WILLIAMS IZMIR PURPLE SW 6825 FINISH. LOW LUSTRE.
 - NEW METAL PANEL. COLOR: LIGHT GRAY
 - NEW SIGN - BY SIGN CONTRACTOR.
 - EXISTING BRICK TO BE PAINTED LIGHT GRAY.



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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BUILDING RENOVATION FOR DISPENSARY

2121 W. JEFFERSON ST.
JOLIET, IL 60435



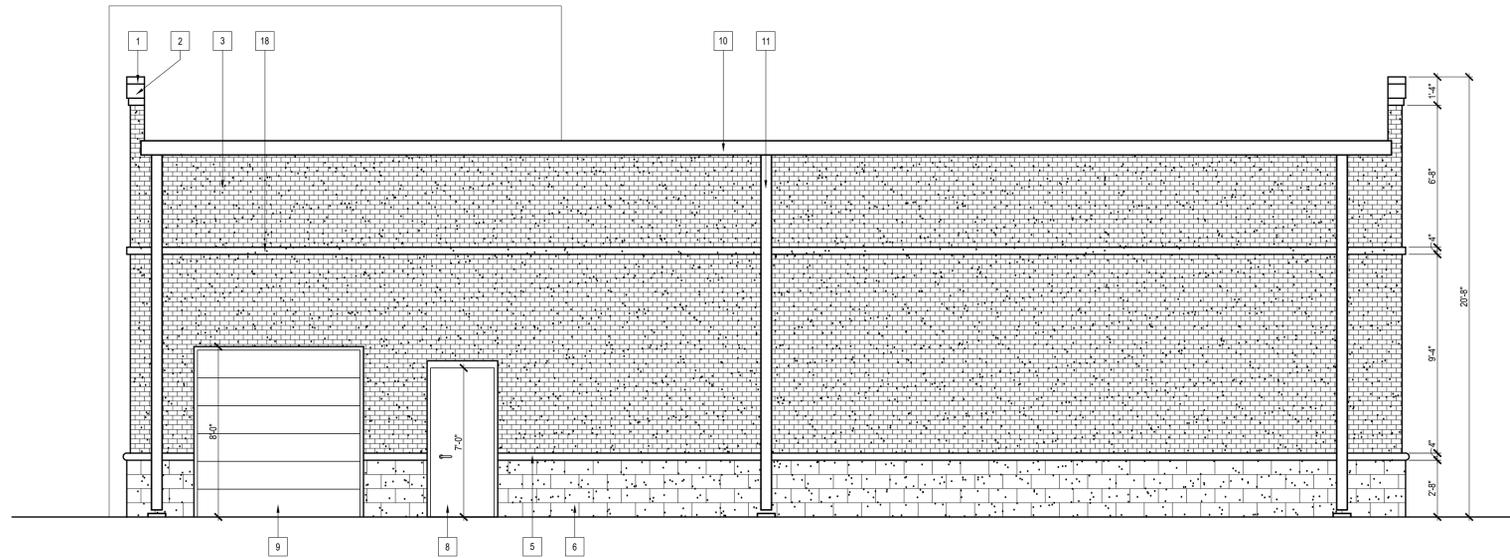
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 OTHER:
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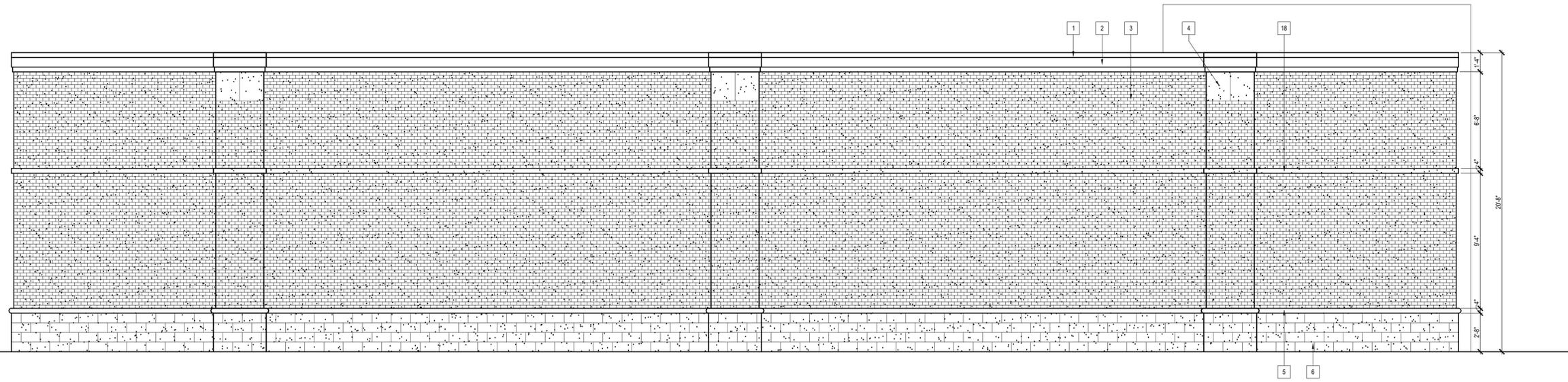
ISSUE DATE: 02-05-25
 DB: EM
 CB: PD
 SHEET: A202
 PROJECT NO: 25-1163

EXISTING / DEMO ELEVATIONS

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2 EXISTING / DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"



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BUILDING RENOVATION FOR DISPENSARY

2121 W. JEFFERSON ST.
JOLIET, IL 60435



ISSUANCE:
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 CONSTRUCTION
 OTHER:
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ISSUE DATE: 02-05-25
 DB: EM
 CB: PD
 SHEET: A203
 PROJECT NO: 25-1163

EXISTING / DEMO ELEVATIONS

Bisa Lina Cannabis Dispensary Special Use Permit Application - Supplemental Materials

Introduction

Bisa Lina Cannabis Dispensary is a premier, independent cannabis retailer committed to delivering high-quality products while prioritizing community engagement, economic development, and security. As a minority-owned and locally operated business, we take pride in fostering relationships with local organizations, hiring from within the community, and contributing positively to the City of Joliet.

Our leadership team brings years of experience operating compliant, profitable cannabis operations throughout the country, including our first dispensary in Illinois, our successful Carol Stream location. Our Carol Stream location has seen consistent month-over-month growth since its inception and has built a loyal customer base, as evidenced by over 660 Google reviews with a near-perfect 4.9/5 rating. Our commitment to customer satisfaction, regulatory compliance, and operational efficiency has positioned Bisa Lina as a trusted dispensary brand in Illinois.

The proposed location at 2121 W. Jefferson, on the NW corner of Jefferson & Hammes, is an ideal setting for our second dispensary. Formerly occupied by NAPA Auto Parts, The 6,000-square-foot facility is in a B-3 (General Business) district, surrounded by other similarly zoned properties, ensuring consistency with the existing commercial landscape. With ample parking and sufficient ingress and egress for smooth traffic flow, the site will have no negative impact on traffic and will help boost surrounding businesses.

Bisa Lina Cannabis Dispensary is designed to operate efficiently and safely. We will implement industry-leading security protocols, strict compliance with state regulations, and customer-friendly service enhancements, including express lanes for online orders and educational kiosks for in-store customers. Our commitment to sustainability, including energy-efficient operations and packaging recycling initiatives, aligns with Joliet's vision for responsible business growth.

Through our extensive security measures, community partnerships, and robust business plan, Bisa Lina will be a valuable addition to Joliet's economic and retail environment. The following sections outline our compliance with zoning requirements, security provisions, and operational plans.

We look forward to joining the Joliet business community and appreciate your time in reviewing this application.

Leadership Team:

Our leadership team is comprised of Chicagoland natives, who have a strong connection to the local community. With vast experience across numerous industries including legal cannabis, technology, retail and real estate, the team is poised to continue successfully growing the business in Joliet.

Dev Patel, CEO

Dev Patel is a philanthropist who aims to give back to the community and support veterans who have served our country.

As founder of Veltiste Wellness Group, Dev has over a decade of experience in the legal cannabis space with over 12 years of research and development experience in opioid replacement and pain management.

Dev holds an MBA from the University of Chicago Booth School of Business, and is a former board member of Make a Wish Illinois, member of founding team of Co-operation 21; volunteer coach for children's baseball, co-partner of Chicago HOPE, and a donor for Salvation Army, Mercy Homes, American Red Cross, WINGS, & World Vision.

Jon Crocilla, CRO

Jon Crocilla brings over a decade of sales, branding and CPG experience to the Veltiste team. Prior to entering the cannabis industry, Jon built a successful luxury real estate business, the GC Global Luxury Group of Coldwell Banker's Luxury division, achieving status as one of Chicago's top 1 percent of luxury brokers with over \$200 million in sales.

His focus on client development, sales, and creative brand development has translated successfully into the cannabis industry, where he has been responsible for the launch of Michigan's fastest growing pre-roll brand.

Jon believes in giving back to the community and currently serves on the Northwestern Auxiliary Board.

Kuntal Shah, COO

Kuntal has over 2 decades of experience as an entrepreneur, investor and business consultant. His vast retail experience has had him work with some of the largest retailers in the world, including Walmart, eBay, Walgreens and Starbucks. He has been involved in the cannabis industry for over 5 years, and most recently has brought his years of technology and analytics experience to make Bisa Lina one of the most data-driven and efficient dispensary operations in the state.

Kuntal holds an MBA from the University of Chicago Booth School of Business, and enjoys camping and playing the Nintendo Switch with his 2 young boys in his free time. He is also a co-founder of the New Life Volunteer Society which has been serving the Chicagoland area for 25 years.

Dr. Dallas Schepers, Director of Customer Education

Dr. Schepers studied pre-pharmacy coursework at the University of Missouri and finished his doctorate of pharmacy at the University of Florida. During school and residency his studies focused heavily on toxicology and required extensive knowledge of drug pathways and receptor science. After graduation he has extensively studied analgesia and has specialized in non-opioid analgesics. He has published research on analgesia for lower back pain, focusing on opioid alternatives and advocates for reduction in opioid exposure both in his hospital practice and in his retail pharmacy.

In addition to overseeing Veltiste Wellness' customer education program, Dr. Schepers works at Mount Sinai Hospital as the clinical pharmacy specialist, and also owns and operates HealthFirst Pharmacy, in Woodridge, IL.

Dr. Umang Patel, Medical Advisor

Dr. Umang Patel, MD, is a highly experienced Internal Medicine Specialist with over 35 years of providing exceptional care to patients in Woodridge, Lombard, and Lemont. He is affiliated with several leading hospitals, including Advocate Good Samaritan Hospital (Downers Grove), Edward Hospital (Naperville), Adventist Hinsdale Hospital, Elmhurst Hospital, and Adventist Bolingbrook Hospital.

Dr. Patel has played a pivotal role in the medical community, serving as President of Woodridge Clinic SC for 25 years, and as a Past President of Good Samaritan Medical Staff. He is also a Clinical Instructor at Rush-Presbyterian St. Luke's Medical Center and has held leadership positions such as Medical Director of Westmont Convalescent Center.

Beyond his clinical work, Dr. Patel is actively involved in professional and charitable organizations. He previously served as President of the Indian American Medical Association and currently leads the Samvedana Charitable Foundation, reflecting his dedication to both medicine and community service. Additionally, he is a member of the DuPage County Medical Society, further solidifying his commitment to advancing healthcare at the local and national levels.

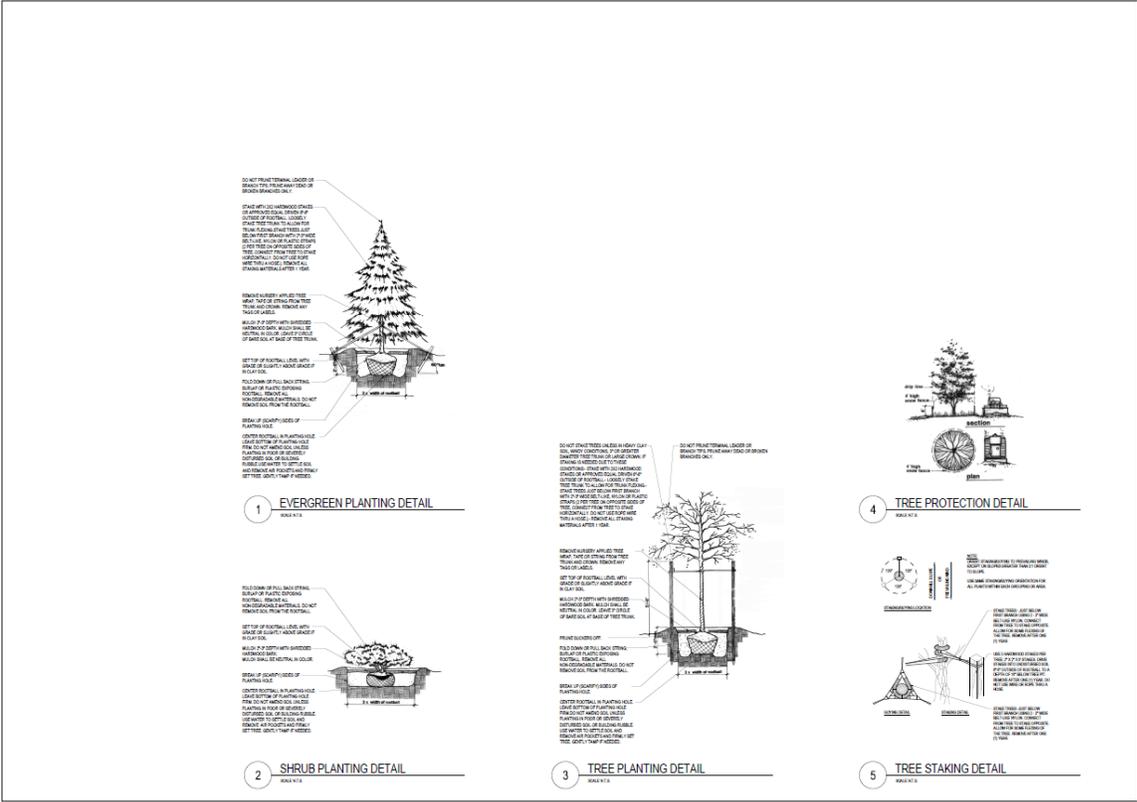
Site Plan, Floor Plan, and Building Elevation Plan

The following plans provide a detailed overview of the proposed Bisa Lina Cannabis Dispensary at 2121 W. Jefferson St.. These documents illustrate the site layout, building design, landscaping, signage, and operational flow to ensure compliance with Joliet's zoning requirements and state cannabis regulations. Each plan has been developed to support a safe, efficient, and community-friendly retail operation.

Included Plans (Original PDF is included in Full Application Zip File):

- Site Plan – Outlines property boundaries, parking, ingress/egress, and traffic flow.
- Concept Plan – Depicts the overall vision for the dispensary's function and layout.
- Floor Plan – Highlights customer areas, secure zones, vault placement, and staff workspaces.
- Building Elevation Plan – Showcases exterior design elements and compliance with architectural standards.
- Landscape Plan – Details green space, plantings, and exterior enhancements to ensure aesthetic appeal and compliance with city landscaping requirements.

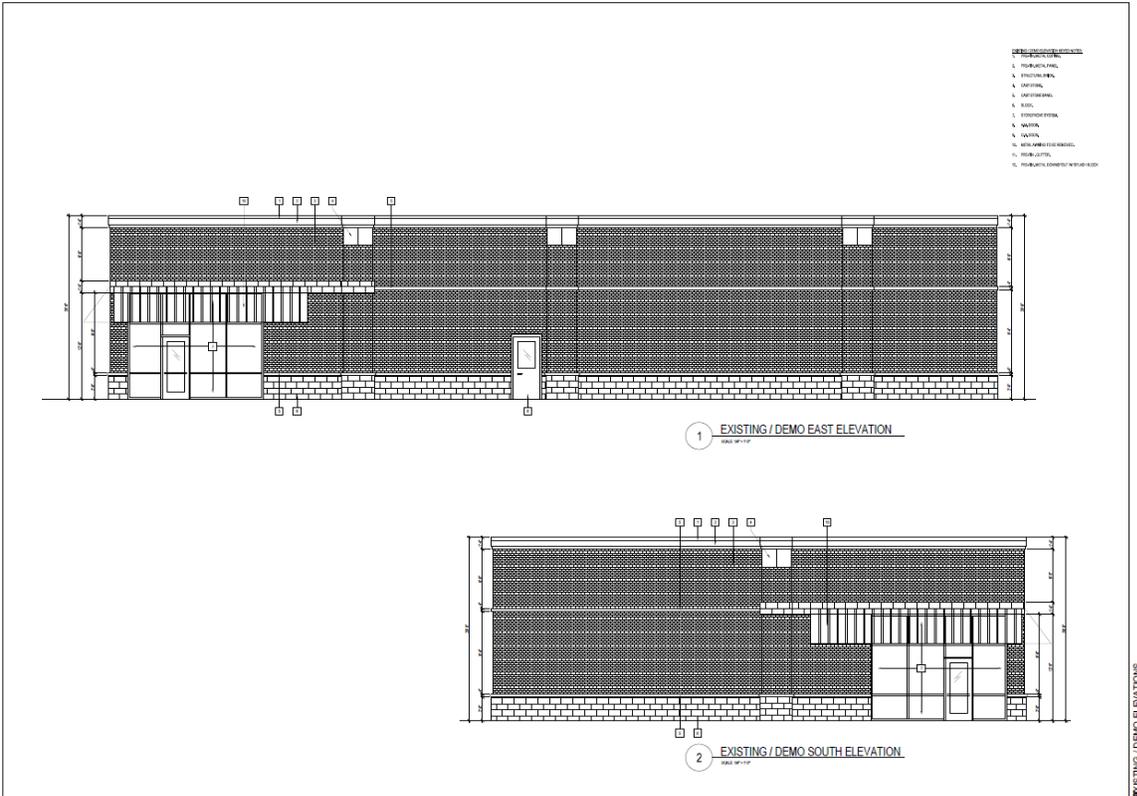
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SMA Architects
 1000 UNIVERSITY LANE, SUITE 100
 ANN ARBOR, MI 48106
 734.769.0000
 s@smadecor.com

WINDSCAPE DETAILS

DATE: 02-09-20
 BY: [Signature]
 PROJECT: A003
 SHEET: 25-1163



SMA Architects
 1000 UNIVERSITY LANE, SUITE 100
 ANN ARBOR, MI 48106
 734.769.0000
 s@smadecor.com

EXISTING / DEMO ELEVATIONS

DATE: 02-09-20
 BY: [Signature]
 PROJECT: A200
 SHEET: 25-1163

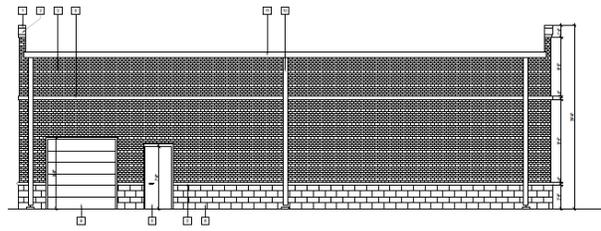
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- 5. ELECTRICAL
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- 7. SANITARY
- 8. LANDSCAPE
- 9. INTERIOR
- 10. EXTERIOR
- 11. SPECIALTIES
- 12. OTHER

SMA
Architects
1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: 918.492.1111
www.sma-architects.com

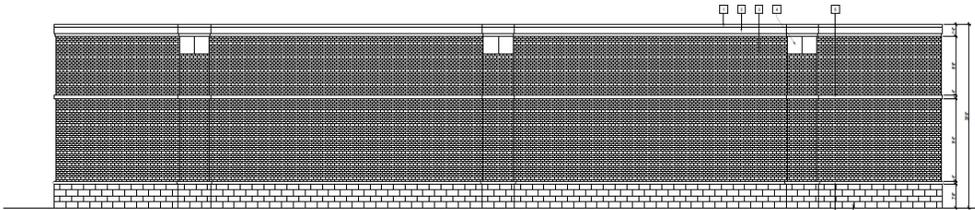
Baba Linn
LUMBER COMPANY
PROJECT #1



DATE: 02-05-25
BY: JAM
CHECKED BY: JAM
PROJECT: A201
SHEET: 25-1163



1 EXISTING / DEMO NORTH ELEVATION
DATE: 02/05/25



2 EXISTING / DEMO WEST ELEVATION
DATE: 02/05/25

EXISTING / DEMO ELEVATIONS

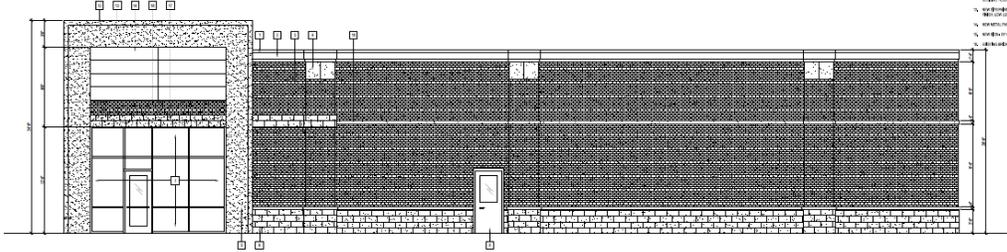
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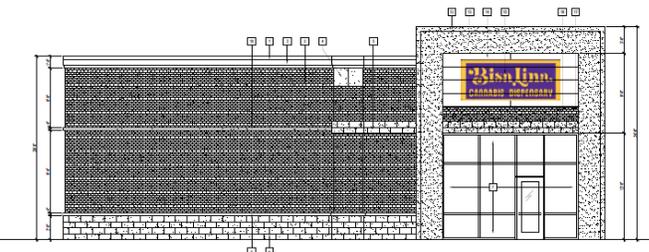
Baba Linn
LUMBER COMPANY
PROJECT #1



DATE: 02-05-25
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PROJECT: A202
SHEET: 25-1163

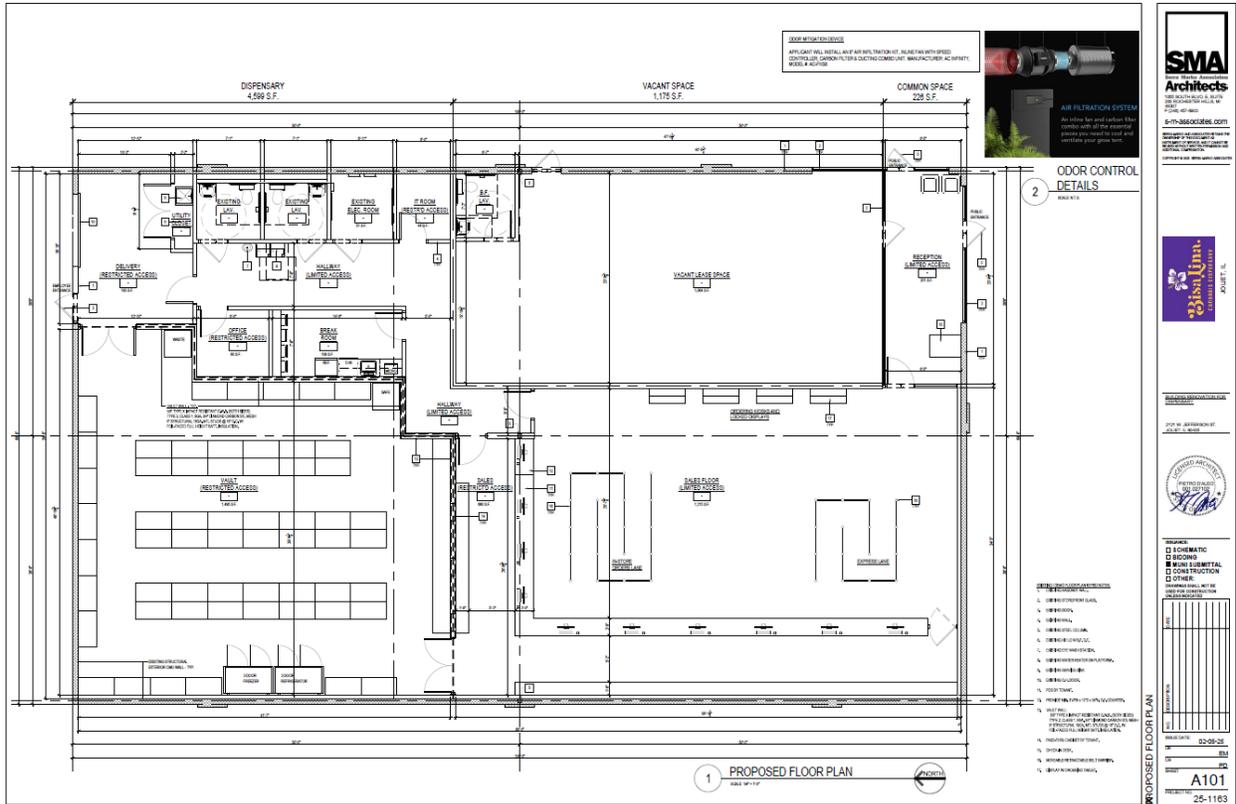


1 PROPOSED EAST ELEVATION
DATE: 02/05/25



2 PROPOSED SOUTH ELEVATION
DATE: 02/05/25

EXISTING / DEMO ELEVATIONS



Interior Look and Feel





Traffic Impact Study:

Bisa Lina has retained Kenig, Lindgren, O’hara, Aboona, Inc. (KLOA) to conduct a traffic impact study for the proposed location, in order to determine the impact of traffic generated by the proposed dispensary on the area roadway system and the adequacy of the access system and the proposed parking supply.



Aerial View of Site

Figure 1

Dispensary Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed dispensary was based on vehicle trip generation rates contained in Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Marijuana Dispensary” (Land Use Code 882) rate was used for the proposed development. Table 1 shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
882	Dispensary (6,000 s.f.)	33	30	63	57	57	114	633	633	1,267

Trip Generation Comparison

The amount of traffic that will be generated by the proposed dispensary was compared with the traffic that would be generated by the Napa Auto Parts store that previously occupied the existing building using ITE trip rates. Land-Use Code 943 (Auto Parts and Service Center) was used to estimate traffic for the former Napa Auto Parts store. Table 2 was prepared summarizing the comparison.

Table 2
TRIP GENERATION COMPARISON

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
882	Dispensary (6,000 s.f.)	33	30	63	57	57	114	1,267
943	Auto Parts and Service Center (6,000 s.f.)	<u>8</u>	<u>3</u>	<u>11</u>	<u>5</u>	<u>7</u>	<u>12</u>	<u>100</u>
	Difference	+25	+27	+52	+52	+50	+102	+1,167

Traffic Impact Study Conclusions:

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic that will be generated by the proposed dispensary will be low and can be accommodated by the existing roadway system.
- The access drives serving the site will be adequate in accommodating traffic entering and exiting the site.
- The proposed parking spaces meet the ITE and the City of Joliet parking requirements.

The full study can be found in the supplemental appendix files included with the application.

- distribution to persons under the age of 21 is prohibited;
- transportation of cannabis or cannabis products across state lines is prohibited
- No loitering or any on-site consumption including in parking lots and parked vehicles on the property
- Signage complying with Illinois statute 410 ILCS 705/15-65 will be placed inside the premises using placards that state the following, and are no smaller than 24 inches tall by 36 inches wide, with typed letters no smaller than 2 inches. The signage shall be clearly visible and readable by customers. The signage shall be placed in the area where cannabis and cannabis-infused products are sold and may be translated into additional languages as needed:
 - "Cannabis consumption can impair cognition and driving, is for adult use only, may be habit forming, and should not be used by pregnant or breastfeeding women."
 - "Edible cannabis-infused products were produced in a kitchen that may also process common food allergens."
 - "The effects of cannabis products can vary from person to person, and it can take as long as two hours to feel the effects of some cannabis-infused products. Carefully review the portion size information and warnings contained on the product packaging before consuming."
- The dispensaries license will be clearly visible
- Hours of operation will be clearly displayed at the entrance of the store.

Security Plan

Bisa Lina Cannabis Dispensary is committed to maintaining a safe, secure, and compliant retail environment. Our operation will implement a security plan that: (i) prevents theft and diversion of cannabis, (ii) demonstrates safety procedures for dispensing organization agents and purchasers, (iii) establishes procedures, equipment, and designs that provide for the safe delivery and storage of cannabis, and (iv) demonstrates that all security procedures, equipment, and designs are and will be kept compliant with all applicable laws and administrative rules.

We will install a security system designed by our technology and security vendors, Cure8 (<https://cure8.tech/>) and Guardian Security Services, an Illinois licensed private security contractor (<https://www.guardiansecurityinc.com>). We will validate the specifications with the local Joliet police department to ensure it meets or exceeds requirements to provide a safe and secure location as well as comply with all requirements of The Illinois Department of Financial and Professional Regulation. We will ensure that all written policies, procedures and equipment described in the Security System meet or exceed the requirements of 410 ILCS 705/15-100 et seq. of the Cannabis Regulation and Tax Act.

Key Security Measures

1. Surveillance & Monitoring

- 24/7 high-definition video surveillance covering all interior and exterior areas utilizing industry leading solution by Solink (<https://solink.com/>)
- Cameras with facial recognition capability positioned at all entry/exit points.
- Footage stored for at least 180 days, exceeding the state-mandated 90-day requirement.
- Live remote monitoring by security professionals.

2. Access Control & Restricted Areas

- Entry points secured by electronic access controls and biometric authentication for authorized personnel.
- Vault & Storage Areas – Reinforced vault room with restricted access, only accessible by authorized staff.
- Check-in Procedures – Customers must present valid government-issued ID before entering the retail floor.
- Visitors & Vendors – All non-employees must be pre-approved and accompanied by management.

3. On-Site Security Personnel

- Trained, unarmed security guards stationed at entrances and patrolling the premises during all business hours.

- Guards will monitor customer flow, assist with any security incidents, and coordinate with law enforcement if needed.
- Security staff will ensure no loitering or unauthorized activity occurs on or near the property.

4. Inventory & Cash Handling Security

- Daily inventory audits and strict tracking using I Heart Jane POS system with BioTrack integration.
- Secure cash storage & transport – Cash pickups performed 1-2 times per week by Empyreal Cash Services. (<https://empyreallogistics.com/>)
- Diversion Prevention – Employees undergo mandatory training on anti-theft protocols and compliance.

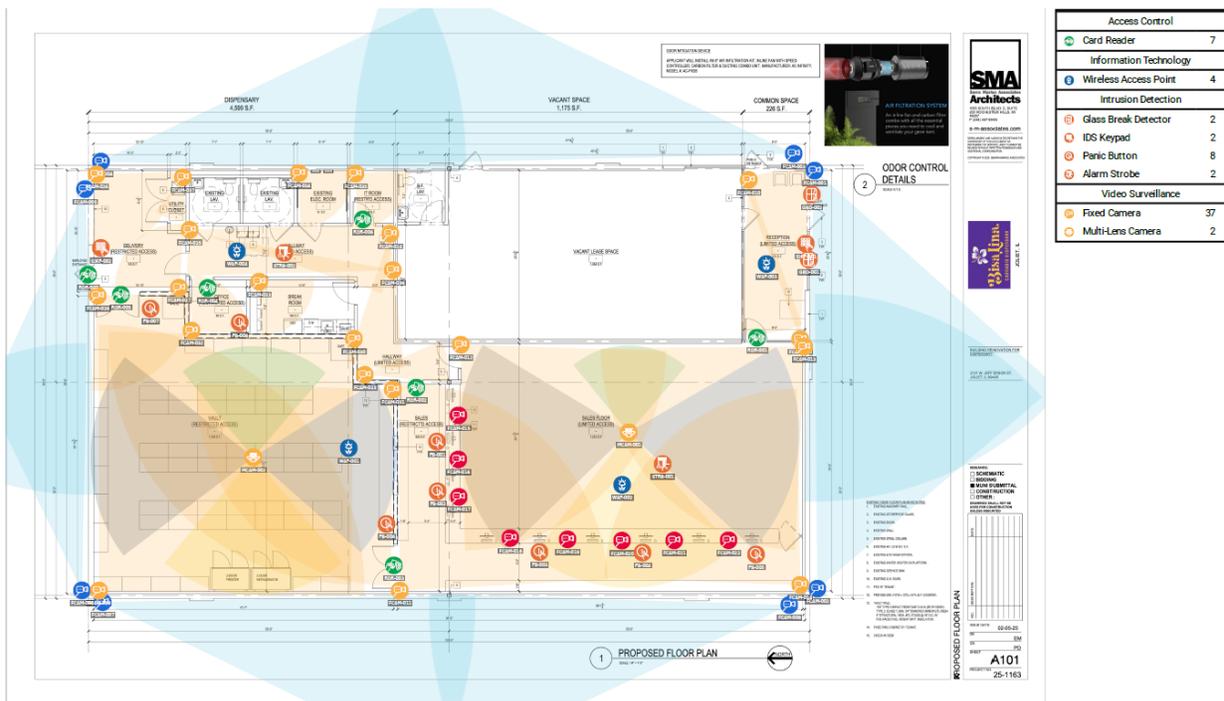
5. Emergency & Incident Response

- Panic buttons strategically placed for staff to quickly alert authorities in case of an emergency.
- Backup power systems ensure continued security operations during outages.
- Incident reporting procedures in place for any security breaches, theft, or suspicious activity.

Proposed Security Plan and Camera Layout:

Veltiste - Joliet - Bisa Lina - Joliet - Security Plan_2.4

February 4th, 2025



Please see supplemental Security Plan appendix file for full details of security protocols and procedures to be implemented.

Odor Control & Mitigation Plan

Bisa Lina Cannabis Dispensary is committed to preventing cannabis odors from impacting the surrounding community. Although cannabis retail operations produce minimal odor due to pre-packaged products, we have implemented proactive measures to ensure zero impact on neighboring businesses and residents.

Odor Mitigation Strategies

1. Facility Design & Airflow Control

- All cannabis products are stored exclusively in the Vault Room, ensuring odor containment.
- Negative air pressure systems prevent odors from escaping the facility.

2. Advanced Odor Control Equipment

- The dispensary will install an 8" air infiltration kit, inline fan with speed controller, carbon filter, and ducting combo unit (AC Infinity, Model #: AC-FKS8).
- Carbon filtration systems will trap and neutralize odor molecules before air is exhausted.
- If needed, an ozone cleaner will be used to sterilize air in enclosed spaces.

3. Operational Compliance & Best Practices

- No on-site product opening: Customers and staff are prohibited from unsealing cannabis inside the facility.
- Routine cleaning protocols will include odor-neutralizing cleaning agents.
- Security personnel will enforce no on-site consumption and prevent loitering.

Bisa Lina has designed its odor control strategy to exceed regulatory requirements, ensuring a clean, odor-free environment for customers, employees, and the surrounding community.

Please see supplemental Odor Control and Mitigation appendix file for full details protocols and procedures to be implemented.

Hours of Operation & Anticipated Customers/Employees

The Bisa Lina Cannabis Dispensary in Joliet is designed to operate efficiently while providing a high level of service to customers.

- Operating Hours: Open seven days a week from 9:00 A.M. to 10:00 P.M.
- Customer Volume: Expected to serve 300 to 700 customers per day.
- Peak Periods: Busiest hours occur between 4:00 P.M. and 8:00 P.M., with Thursday and Friday being the highest-traffic days.
- Customer Flow:
 - During peak hours, the dispensary expects to serve 50 to 80 customers per hour.
 - During off-peak hours, 15 to 40 customers per hour are expected.
- Customer Visit Duration: The average time a customer spends inside the dispensary is 5 minutes.
- Staffing Levels:
 - During slower hours, the dispensary will have 3-4 employees + 1 security guard on-site.
 - During peak hours, staffing will increase to 5-6 employees + 1 security guard to ensure smooth operations.

These staffing and operational plans will allow Bisa Lina to provide efficient service, maintain strict security protocols, and effectively manage customer flow throughout the day.

Signage Plan

- Primary exterior sign will be 75 square feet and flush mounted to the building facade as shown in the rendering below. It will be lit using white LED lighting. Signage will comply with all Joliet codes.

▶ 2121 W. Jefferson St. Joliet, IL.

size of sign= 75 sq ft

FABRICATE AND INSTALL ONE SET OF FACE LET CHANNEL LETTERS.
COPY = BISA LINA CANNABIS DISPENSARY

PRODUCTION/ MATERIAL DETAILS

LETTERS= White acrylic, first surface 3M translucent vinyl
 RETURNS= Black, 4" deep, 1" black trimcap (preprimed material)
 LED= White T200K, sloan VLA

FLUSH MOUNT TYPE INSTALLATION:
 120V. POWER MUST BE WITHIN 6' FOR HOOK UP

ALL MATERIALS ARE STOCK COLOR, NO CUSTOM PAINTING
 WARRANTY= 3YRS. PARTS AND LABOR.
 CUSTOMER MUST PICK OUT MATERIAL COLORS BEFORE PRODUCTION.

LED ILLUMINATED CHANNEL LETTERS REMOTE WIRE

ABOVE PICTURE IS AN EXAMPLE OF A LETTER WITH BLACK RETURNS, BLACK TRIMCAP AND YELLOW ACRYLIC FACE.

Designed for 110 Volts
using standard electrical

MANUFACTURING-SERVICE-INSTALLATION
SIGNMAX
 1018 Lunt Ave. Schaumburg, IL. 60193 847-534-7135 fax 847-534-5694

- Directional Parking Signs will be placed on-site to guide customers to designated parking areas.
- Clearly marked handicap spaces will be available for accessibility with clearly marked penalties for violations.
- Unauthorized Parking Warning – Signs inside the dispensary will inform customers that unauthorized vehicles are subject to towing.
- Clear signage will be placed inside the dispensary that state activities that are strictly prohibited and punishable by law, including, but not limited to:
 - no minors permitted on the premises unless the minor is a minor qualifying patient under the Compassionate Use of Medical Cannabis Program Act

Line Queue & Parking Plan

Bisa Lina Cannabis Dispensary has designed a comprehensive line queue and parking plan to ensure smooth operations, minimize congestion, and comply with Joliet's zoning and traffic requirements.

Line Queue Plan

- **Express Line for Online Orders:** Customers who place online pre-orders will have a dedicated express line to pick up their orders quickly, reducing wait times and limiting congestion. We anticipate that greater than 60% of orders will be made online and utilize the express lanes.
- **In-Store Shopping Line:** A separate line and shopping area will accommodate customers who prefer a high-touch shopping experience, allowing them to browse, ask questions, and engage with staff without impacting the flow of express orders.
- **On high-volume days (e.g., Grand Opening, 4/20, Special Events),** if guest count approaches fire code capacity, the exterior queue will be directed along the east-side sidewalk of the building. Extra staff will manage the line, with stanchions and clear signage in place to ensure orderly flow and crowd control.
- **Efficient Customer Flow:** These queueing strategies are detailed in the site plan drawings and designed to prevent bottlenecks inside and outside the store.

Parking Plan

- The dispensary has 36 parking spots, including 2 handicap spots. This is adequate parking as required by Joliet zoning regulations, which classified the dispensary as a "retail store", ensuring sufficient space for customers and staff.
- The Traffic Impact Study that was commissioned corroborates that the available parking will accommodate expected vehicle traffic, and no additional parking agreements are necessary at this time.

Pedestrian Access & Public Improvements

- The property has an existing sidewalk, which provides safe pedestrian access.
- While we do not anticipate significant foot traffic, we are prepared to collaborate with the City on any necessary sidewalk improvements to enhance pedestrian safety and accessibility.

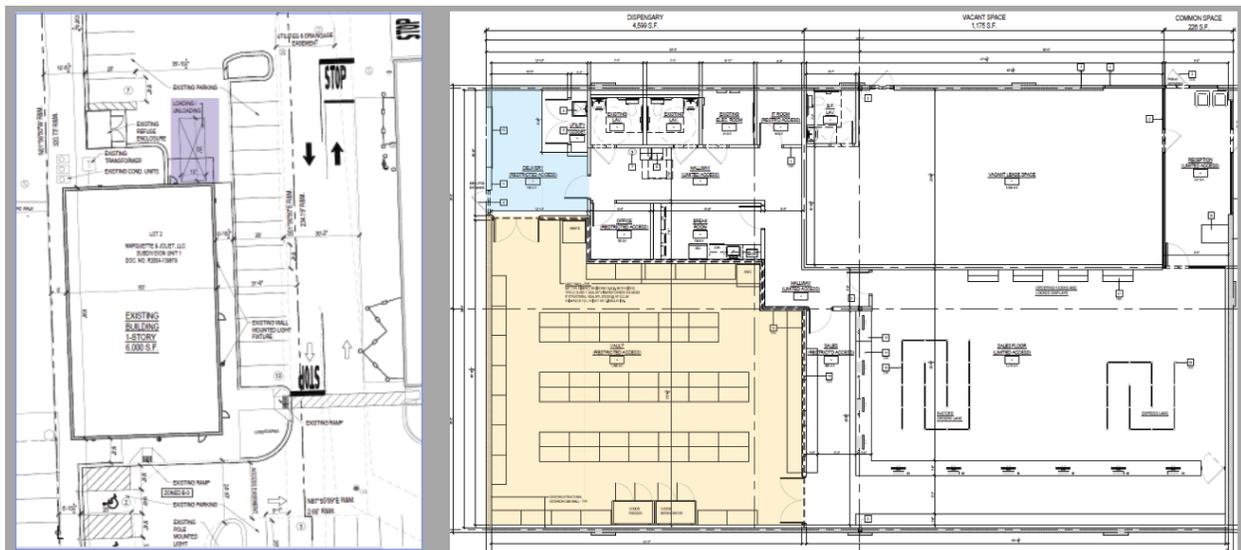
Delivery Plan

Bisa Lina Cannabis Dispensary will only accept deliveries in a designated Restricted Access Area, in full compliance with state and city regulations.

- **Secure Delivery Area:** Deliveries will be received exclusively through a dedicated, secure entrance on the north side of the building, separate from public and sales areas.
- **Controlled Access:** This area will be monitored by surveillance cameras 24/7 and accessible only to authorized personnel.
- **Direct Vault Access:** Upon arrival, cannabis products will be immediately transferred to the secure vault, minimizing handling and exposure.
- **No Public Access:** At no point will deliveries be made through public or limited access areas, ensuring strict compliance with security protocols.
- **Vendor Procedures:** All vendors must pre-schedule deliveries, follow strict check-in procedures, and undergo security verification before entry.

This controlled, high-security process ensures safe, efficient, and compliant delivery operations while preventing unauthorized access or diversion.

Secure Delivery Area (purple) connects directly via secured door to restricted delivery receiving area (blue), which connects directly to secure vault (yellow)



FOR OFFICE USE ONLY

***Verified by Planner (please initial): JB ***

Payment received from:

Liam LLC
414 Parkview Place
Burr Ridge, IL 60527

Petition #: 2025-03
Common Address: 2121 W. Jefferson Street
Date filed: 02/10/2025
Meeting date requested: 03/20/2025

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED:

PETITIONER'S NAME:

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: ZIP CODE:

PHONE: (Primary) (Secondary)

EMAIL ADDRESS: FAX:

PROPERTY INTEREST OF PETITIONER:

OWNER OF PROPERTY:

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: ZIP CODE:

EMAIL ADDRESS: FAX:

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

[Blank lines for business references]

OTHER PROJECTS AND/OR DEVELOPMENTS:

[Blank lines for other projects and/or developments]

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____ 07-07-312-016-0000 _____ ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred): _____ **SEE COPY IN**

EXHIBIT 1 _____

LOT SIZE: WIDTH: ___ 100' _____ DEPTH: ___ 327' _____ AREA : ___ 0.75 acres _____

PRESENT USE(S) OF PROPERTY: _____ VACANT - FORMER NAPA AUTO PARTS _____

PRESENT ZONING OF PROPERTY: _____ B3 - GENERAL BUSINESS _____

SPECIAL USE REQUESTED: _____ SPECIAL USE FOR OPERATING AN ADULT USE CANNABIS
DISPENSING ORGANIZATION _____

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) 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 and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

2. How will the special use impact properties in the immediate area? _____

3. Will the use impede the normal/orderly development/improvement of surrounding property?

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, _____, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this ____ day of _____, 20 _____

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

South Carolina

STATE OF ~~ILLINOIS~~ ss
 COUNTY OF ~~WILL~~ *Beaufort*

I, Steven Swanson, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

 Petitioner's Signature

Steve M. Swanson Manager
 Owner's Signature
 (If other than petitioner)



Subscribed and sworn to before me
 this 7th day of February, 2025

Catherine Grunow
 Notary

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

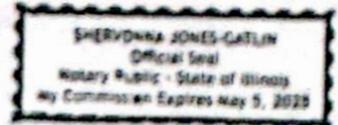
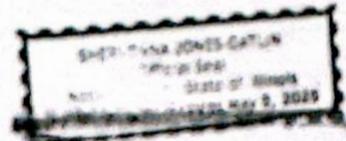
I, Dev Patel, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 10th day of February, 2025

AFFIDAVIT OF COMPLIANCE

THE UNDERSIGNED, being the Applicant for a Special Use Permit for Adult Use Marijuana Dispensing Organization for the property known as 2121 W. Jefferson St., Joliet, Illinois, states the following:

1. That to the best of Applicant's knowledge Applicant is in compliance with the City of Joliet Ordinance (Section 47-15 I or such other or subsequent designation) regarding Adult Use Marijuana.

2. That to the best of Applicant's knowledge Applicant is in compliance with the Illinois Cannabis Regulation and Tax Act (410 ILCS 705).

This statement is made to fulfill the requirement of the City of Joliet Adult Use Marijuana Ordinance.

Applicant: Liam, LLC

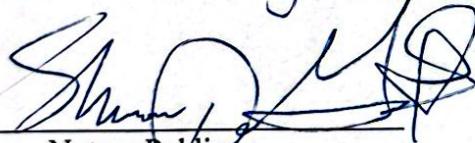


By: Dev Patel

Its: Owner

Subscribed and Sworn to before me

this 10th day of February, 2025



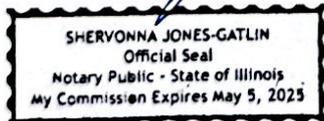
Notary Public

EXHIBIT 1: LEGAL DESCRIPTION OF PROPERTY

LOT 2 IN MARQUETTE AND JOLIET, LLC SUBDIVISION UNIT 1, A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2004 AS DOCUMENT NUMBER R2004-139679, IN WILL COUNTY, ILLINOIS. PIN: 30-07-07-312-016-0000 Common Address: 2121 West Jefferson Street, Joliet, IL 60435

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

PIN(s): _____

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL: _____ **FAX:** _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ **FAX:** _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Dev Patel

DATE: _____

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Appendix: Odor Control and Mitigation

The Applicant understands that Cannabis inherently has a strong odor and this is often one of the leading complaints from neighbors or patrons in a surrounding area near a cannabis facility. These odor issues tend to be more prevalent around Commercial Cannabis cultivation facilities and non-existent with Retail cannabis businesses. We have studied this community issue over the last several years and have learned how to apply industry best practices to mitigate all issues and concerns on odor. The State of Illinois does not require any special odor devices or operational compliance for odor management due to all products being pre-packed and inaccessible to customers until purchase. However, The Applicant is committed to providing odor mitigation controls to the Joliet residents and patrons.

Our team has developed a proactive integrated Odor Control Plan to eliminate cannabis odors from the immediate exterior of the building, and between operations within the building. We treat odor complaints and odor management as a serious part of our business. We believe we have to go above and beyond to make sure the community is not impacted at all by our operations when it comes to odor.

To that end, the applicant will take all appropriate measures and apply all best practices to isolate the odor emitting activities from its retail facility, which, at the outset, should be noted as minimal compared to other classes of cannabis businesses because most goods sold are prepackaged and sealed. All items coming to the facility are sealed and pre-packed, there will no unpacking or unsealing of contents in the store or on premise. All Cannabis items will only be located in a sealed vault room, until sold to a customer. Therefore no odor transmission will occur outside the building for any reason.

Nonetheless, The Applicant recognizes the extreme importance of this effort as it is central to being a community citizen and protecting the rights of the members of the Joliet community. By leveraging its principals' experience with running other dispensaries, The Applicant team approaches odor-mitigating activities in three ways: (1) Facility Design; (2) Equipment; and (3) SOPs.

FACILITY DESIGN

Facility design plays a key role in preventing nuisance odors from escaping the building envelope and ensures that odor-eliminating technologies are effective.

The building has current HVAC equipment with capacity that is more than needed for our intended use. Nonetheless we will modify for our intended use which include new distribution through the building to ensure efficiency upgrades, odor mitigation management. Existing rooftop units are already screened from street public view, any new additional units, as needed, will not be viewed from public street. In the event of new equipment installed, and old equipment removed, our plans will be updated and communicated to the village accordingly.

EQUIPMENT / TECHNOLOGY

The HVAC air distribution will minimize odors and from escaping the facility, as only one room will house cannabis products- Vault Room. In the event that odor permeates through the building, dispensary applicant could utilize odor removal devices such as charcoal filters installed in the duct system, which will be added into the improvements of the building. Additionally, if needed, Dispensary Applicant may use an ozone cleaner which is mobile and can sterilize odor and bacteria in an enclosed room. Charcoal filters work by absorbing the molecular weight of the contaminants it encounters.

INTERNAL STAFF SOPs & COMPLIANCE

The Applicant will have an extensive training program to ensure compliance of odor mitigation SOPs and best practices. The importance of keeping doors shut, changing carbon filters, and keeping all trashcans tightly locked and secured are among some of the key Standard Operating Procedures that all employees must follow. The Applicant will also hold regular staff meetings to assess odor mitigation practices with an eye for continuous improvement and learning.

IDENTIFYING SOURCES OF ODOR

The following potential area of odor exposure will exist in our facility:

1. Retail Inventory and Storage Area
2. Cannabis products opened by customers on premise or nearby
3. Cannabis waste kept on site

Cannabis products that have the potential to emit an odor vary based on the operation at the facility. On the retail side of our building, all products are delivered in child-proof, air-tight, non-exposed packaging. Staff and customers are not allowed to open any cannabis or cannabis product on site, mitigating exposure to ambient odor. All inventory rooms, sales areas will have sealed, unopened cannabis and cannabis products stored. As a part of our Product Intake operating procedures, staff members will ensure that all incoming products are sealed and packaged correctly.

Customers may situationally attempt to open products purchased on site, in their vehicle or as they are walking outside on our parking lot. To prevent this from occurring, our staff will politely let all customers know that products are prohibited from being opened or consumed on premise. There will be a sign posted with this language in the sales area of the store, parking lot and on the front entrance gate for all customers and patrons to observe.

In the event that customers are found loitering and attempting to consume on site, a security guard will greet them and prevent them from opening or consuming on site. Customers who are found to be in negligent violation of this rule will be prevented from shopping at the retail store ever again. We have a Zero policy for consuming on site, whether that pertains to customers or staff members.

Cannabis waste tends to be any damaged product, expired product or unusable (waste) product. There will be one distinct area in the building for specific cannabis waste in the retail back area.

Cannabis waste bins will be sealed on site to prevent odor exposure and will be mixed with other material to make unusable. This waste will be locked until transported to a facility that can handle cannabis waste, as further described in our Waste Plan.

ODOR CONTROL DEVICES

Odor control devices and techniques will be vital to the success of operation, providing a clean fresh environment for our employees to work in, customers to be around, and neighbors to be unharmed. Below we detail the techniques and equipment utilized in the facility to prevent odor from becoming an issue inside and outside the facility.

Throughout our tenure as operators in the cannabis markets, we have utilized various forms of odor mitigation and believe we have achieved a comprehensive set of odor control devices to 100% neutralize odor issues at the facility. The following devices and techniques are what we will implement at the facility:

1. HVAC Design
2. Carbon Filters
3. Air Pressure Design
4. Facility Air Design
5. Cleaning Policies

HVAC DESIGN

We have a HVAC expert on our team that will work with our architect and General contractor to design a HVAC system for the facility. The HVAC system will use best practices when considering factors such as air handling selection, to improve air brought into the building without recirculation of smell in the environment, installing a dedicated system design for each area of the cannabis operation, air filtration and purification methods to ensure environmental cleanliness, and the use of carbon filters to suppress any cannabis odor. There will be four specific areas in the building that will need special ventilation design attention including Retail Inventory Vault Room and the Retail Sales floor area.

Carbon Filters

In rooms such as the Retail Vault Storage our facility may have installed Carbon Filters, if needed, used to remove the odors of raw cannabis. These fan/filter combinations will be placed so as to ensure air is cleaned before being exhausted by the HVAC, as well as to direct airstreams away from points of ingress/egress, inward to the facility, and directly toward the dedicated closed---loop ventilation to be scrubbed. These devices have filters that use pelletized granule carbon to remove odor, dust, and pollutants from the air. The carbon filter pellets remove dust, odor, and other pollutants through the air as it passes through the filter. These will be included in the new ductwork and HVAC distribution that we are upgrading in the existing building.

Air Pressure

At the facility there will be a complete facility design of negative pressure. The exhaust system will have installed carbon filters which will allow the facility to mitigate any interior odors and be undetectable from outside the facility. Any and all odors will be designed to eject the exhaust up and away from any neighboring buildings or pedestrian traffic. Fortunately, we are in a commercial zone, with no residential impact from odors.

Maintaining an inside air pressure lower than ambient outside pressure inhibits odor leakage through the escape points listed above. Also think about controlled exhaust ports, which concentrate air exiting the facility to locations of our choosing.

Facility Air Design

Odor can escape through: Vents, Windows, Inside/outside equipment sealing points, Exhaust locations, Doorways, Any weak points in the ceiling in general. To solve these issues, we enlist the work of proven professionals and contractors who have built cannabis dispensaries, restaurants, smoking lounges, and cannabis cultivation facilities. We ensure that through our construction phase our team is diligent about fixing any weak points through the building for air leakage. The Applicant will keep all doors locked at the facility, during deliveries vendors will be directed to the back of the building to unload product inside and store in Retail inventory rooms. The Vault will be the only place where cannabis products are stored on site, limiting the chances of odor traveling throughout the building.

Cleaning Policies

Each day the retail sales area will be inspected for any waste, trash and be cleaned thoroughly with natural, non-chemical enzymes that neutralize odor. Enzymes assist in breaking down organic odor-causing bacteria. They consume the odor causing bacteria, therefore reduce malodors. Staff will use cleaning supplies with Proteases that will help break down the cannabis odors. This is done by the enzyme breaking down the organic material into smaller parts.

e will utilize odor neutralizing materials such as enzymatic catalysts which can degrade odorous compounds. There will be a cleaning log posted on the breakroom that will be required for all employees to fill out according to their schedule. Each display case will be thoroughly cleaned each day to clear all residue and odors in the area. Trash will be disposed of daily in the retail area.

PEST CONTROL AND MITIGATION

Pursuant to 410 ILCS 705 15-70(m), Applicant shall ensure that the dispensary is free from infestation by insects, rodents, and pests throughout operations. Applicant shall follow guidelines from the Food and Drug Administration's (FDA) "Guidance for Industry: Guide to Minimize Microbial Food Safety Hazards for Fresh Fruits and Vegetables" to ensure adequate pest prevention and control. In an effort to create sanitary and sterile work, retail, and storage spaces, Applicant shall prevent all animals, including mammals, birds, reptiles and insects from entering the facility as many of them harbor or could be a vector for various pathogenic agents.

We shall develop a stringent pest control program that includes frequent regular monitoring of affected and treated areas to assess the accuracy of the program. Part of this program will be a

significant emphasis on maintaining facility grounds in good condition. All exterior areas of the facility shall be kept clear of waste, litter and improperly stored garbage.

We shall regularly cut all grass and other vegetation to discourage and prevent breeding, harboring and feeding of pests. Applicant shall also ensure that all inoperative and unused equipment is promptly removed from the property to prevent harboring rodents and insects. Facility exterior shall be fitted with adequate surface drainage mechanisms to prevent excess moisture build up to encourage breeding of certain pests.

We shall regularly inspect all facilities to check for evidence of pest populations or animal contamination to help minimize the availability of food and water to pests. Upon discovery of a deceased pest in a trap or any other part of the facility, DOA shall Remove dead or trapped birds, insects, rodents, and other pests promptly to ensure clean and sanitary facilities and to avoid attracting additional pests. Applicant shall contract out the installation any necessary pest control mechanisms and handle any issues that is beyond the capability of DOA, General Manager/Agent-In-Charge and managerial staff. Monitoring shall include, as much as practical, confirmation that potential nesting or hiding places for pests have been eliminated and that surfaces soiled by birds or other wildlife have been sanitized and sterilized.

We shall establish and maintain a pest control log that includes dates of inspection, inspection report, and steps taken to eliminate any problems and establishes frequent monitoring of affected and treated areas to determine the effectiveness of the treatment applied.

PROPOSED STAFF TRAINING AND SYSTEM MAINTENANCE PLANS

Staff Training

Odor Control Devices and techniques are only as good as the training that all The Applicant employees have in managing odor. During our training with staff for either distribution or retail operations, we specifically have a section dedicated to Odor Management, responsibilities, and processes. All levels of staff are trained on our overall Odor Management, managers of both operations receive an in-depth Odor Control Plan training which includes in-person, hands-on tour through facility and equipment training. Odor Control Plan training will cover these topics:

HVAC System switches

1. Carbon Filters install, replacing, checking status (if needed)
2. Odor Nuisance Complaint
3. Maintenance Logs
4. Important Contacts
5. Facility Checklist

Retail employees are required to never open packaged products unless approved personnel are destroying a product. All products that are destroyed in accordance with the Waste Management Plan, will be done in closed rooms, under surveillance. Receptacle bin tops will be properly placed

and sealed to mitigate odor. All incoming cannabis product deliveries will be inspected for any holes, tears or damage to packaging that exposes cannabis odor leakage. All employees will follow the cleaning policies for the retail area, retail inventory storage room, retail break room and keep doors closed.

All security personnel will be instructed to surveil for any cannabis consumption on site, and prevent any loitering on premise. Security will be aware of any cannabis odor during routine walk-arounds including the front of the building, sidewalk, back lot, and alleyway. Utilizing best practices to neutralize the odor immediately, all incidents will be reported and recorded by a Manager on duty. Our security will ensure that the parking lot maintains our No Smoking, No Consuming On-site sign. Customers will be prohibited from entering if they violate our policies, and we will work with our local enforcement team to ensure safety for the community.

APPENDIX: SECURITY PLAN

Introduction

Our team has demonstrated experience running, building and operating secure retail businesses at other locations and plans to bring the same security expertise and operations in the design of this operation in Joliet.

Our operation will implement a security plan that: (i) prevents theft and diversion of cannabis, (ii) demonstrates safety procedures for dispensing organization agents and purchasers, (iii) establishes procedures, equipment, and designs that provide for the safe delivery and storage of cannabis currency, and (iv) demonstrates that all security procedures, equipment, and designs are and will be kept compliant with all applicable laws and administrative rules, including and in particular those set forth in section 15-100 of the Illinois cannabis regulation and adhere to any local security regulations as well.

We will outfit the dispensary operating facility with commercial-grade security equipment installed by Base8 and Guardian Security Services, an Illinois licensed private security contractor. Applicant shall ensure that all written policies, procedures and equipment described in the Security System meet or exceed the requirements of 410 ILCS 705/15-100 et seq. of the Cannabis Regulation and Tax Act (The Act). Security Guards will be deployed on site at all times, but remain unarmed.

We will install security system designed by our security vendors, Base8 and Guardian Security Services, and check the specifications with the local Joliet police department to ensure it meets or exceeds requirements to provide a safe and secure location. The Illinois Department of Financial and Professional Regulation is defined as “The Department” (Department) in this document.

Scope

The Security Plan includes a security layout map (Intrusion devices, camera layout, access control layout) and compliance overview demonstrating that all security procedures, equipment and designs are and will be maintained compliance with all applicable laws and administrative rules set forth in the Act, and is divided into four core operational sections:

1. Prevention of theft and diversion of cannabis

- a. Diversion and Prevention 410 ILCS 705/15-100(a)
- b. Security Systems 410 ILCS 705/15-100(c) & (f-i)
- c. Currency Management and Storage 410 ILCS 705/15-100(c); 705/15-110(a)
- d. Cannabis Management and Storage 410 ILCS 705/15-100(c); 705/15-110(a)
- e. Access Control 410 ILCS 705/15-100(g)
- f. Transactional Security 410 ILCS 705/15-100(c)
- g. Security Operations 410 ILCS 705/15-100(c) & (f-i)

2. Safety Procedures Safety and Health Management System
 - a. Hazard analysis, tracking and reporting 410 ILCS 705/15-100 et seq.
 - b. Emergency Response 410 ILCS 705/15-100(c)(15) & (h)(6)

3. Procedures and Standards for Equipment and Design
 - a. Surveillance Equipment Standards 410 ILCS 705/15-65; 705/15-100 et seq.
 - b. Door and Lock Equipment Standards 410 ILCS 705/15-100(c)(1) & (h) et seq.
 - c. Vault and Storage Room Design 410 ILCS 705/15-80

4. Training
 - a. Training and Testing 410 ILCS 705/15-65(a)(5)
 - b. Drills 410 ILCS 705/15-65 (a)(5)

Purpose

The purpose of the Applicant's Security Plan is to ensure the safety and security of all personnel, purchasers and any licensed vendors that may be present at the dispensary operating facility. The Security Plan includes requirements and standards for operating procedures, training, camera placement and video recording standards, maintenance, reporting, active response and training.

Security Vendor and Dispensary Operating Agent Liaison

We will comply with 410 ILCS 705/15-70(h) by providing the Department with a list of names of all service professionals that will work at dispensary, including a description of the type of business or service provided. We shall promptly provide the Department with any changes made to this list. No service professional shall work in a dispensary until the name is provided to the Department on this list.

We will confirm that Base8 and Guardian Security Services will be responsible for meeting each of the security provisions outlined in 410 ILCS 705/15-100. Security Manager, supplied by the security vendor, will be on hand to assist when requested by Guardian Security Services.

In some situations, Guardian Security Services may be required to access data and information proprietary to Applicant's operation or of such a nature that its dissemination or use other than as specified would be adverse to the Applicant's interest. Applicant will ensure that any of its employees do not divulge or release data or information developed or obtained under its trademark

except to provide documentation or correspondence to the Department. Guardian Security Services will not copy or duplicate the information contained in the administrator's workstation for system management. Information contained in the point-of-sale system will not be downloaded for any purpose.

Compliance Overview

All written policies, procedures and SOPs contained in the Applicant's Security Plan are compliant with 410 ILCS 705/15-100 of the Act. Additionally, the Security Plan shall exceed the requirements set forth in 410 ILCS 705/15-65(a) for security, storage, inventory and distribution of cannabis. SOPs shall also include methods for identifying, recording and reporting diversion, theft or loss and for correcting errors and inaccuracies in inventories.

Applicant shall implement security measures in compliance with 410 ILCS 705/15-100(c) to protect the premises, purchases and DOA including:

1. A locked door or barrier between the facility's entrance and Limited Access Areas
2. Plan to prevent individuals from remaining on property if they are not engaging in activity permitted by CRTA
3. Policies to address maximum capacity and purchaser flow in waiting rooms and Limited Access Areas
4. Plan to dispose of cannabis in accordance with 410 ILCS 705/15-90
5. Plan for storage and dispensing during operational hours
6. Plan for storage during closed hours within a reinforced vault room in the restricted access area
7. Plan to ensure the reinforced vault room and any other equipment or storage areas are securely locked
8. Maintain electronic daily logs of DOA with access to Vault Room and access code knowledge
9. Maintain all locks and security equipment in good working order
10. Maintenance of an operational security and alarm system at all times
11. Prohibition of keys from being left in locks or stored in places accessible to persons other than authorized personnel
12. Prohibition of accessibility of security measures including combinations, passwords, electronic, RFID or biometric access control information
13. Outfitting the interior and exterior of the premises with sufficient lighting to facilitate surveillance
14. Preventing trees, bushes and other foliage outside of the dispensary premises from allowing individuals to conceal themselves

15. Development of emergency policies and procedures for securing all product and currency following any instance of diversion, theft, or loss of cannabis and conduct and assessment to determine whether additional safeguards are necessary

16. Development of additional safeguards in response to specific security concerns or as required by the Department

Applicant will maintain compliance with all of the requirements for Restricted Access Areas highlighted in 410 ILCS 705/15-100(g) including:

1. Posting a sign that is a minimum of 12" x 12" that reads "DO NOT ENTER-RESTRICTED ACCESS AREA-AUTHORIZED PERSONNEL ONLY" in lettering no smaller than one inch in height.
2. Clearly describing all Restricted Access : Proposed Floor Plan including the reflection of walls, partitions, counters, storage areas, disposal areas, retail sales areas and all areas of entry and exit
3. Securing Restricted Access Areas with locking devices that prevent access from Limited Access Areas

All DOAs will undergo at least 12 hours out of the mandated 8 hours of training specifically on the Security Plan before beginning employment at the dispensing organization.

Standards for Excellence

Applicant has provided a description of how its Security Plan exceeds the requirements of 410 ILCS 705/15-100(h & i), and conforms to national standards and industry Best Management Practices (BMPs) and Standard Operating Procedures (SOPs) for security operations.

The Security Plan will conform to practices that have been standardized by the Foundation Of Cannabis Unified Standards (FOCUS) and are compliant with the certification requirements promulgated by the American National Standards Institute (ANSI). This includes specific standards for retail cannabis operations and recordkeeping for all materials. These requirements ensure transparency during the development process and form the foundation of operation standards that are suitable for accreditation with additional regulatory agencies and entities.

The Security Plan also incorporates guidance from the following organizations into its respective SOPs for day-to-day operations and staffing:

- ASTM International
- Occupational Safety and Health Administration (OSHA) Voluntary Protection Program (VPP)
- National Fire Protection Agency
- Illuminating Engineering Society of North America
- American Society of Mechanical Engineers
- United States Department of Homeland Security
- United States Drug Enforcement Administration

- Society for Human Resource Management
- CustomVault
- National Weather Service
- Illinois Emergency Management Agency
- Consumer Product Safety Commission
- Better Business Bureau

All dispensary operation agents holding a managerial or directorial level position will be required to attain FOCUS Certification (FOCUS certification is currently seeking ISO 17021 accreditation).

All Dispensary Operating Agents (DOA) will be required to undergo at least 8 total hours of training with at least two of those hours being dedicated to security training and will be required to take and pass a written examination with a score of at least 80-percent.

Security Culture

Security Plan outlines the following goals in line with CRTA's main objectives:

- i. Account for the prevention of theft or diversion of cannabis
- ii. Demonstrate safety procedures for dispensing organization agents and purchasers
- iii. Establish procedures, equipment and designs that provide for the safe delivery and storage of cannabis and currency
- iv. Demonstrate that all security procedures, equipment and designs are and will be kept in compliance with all applicable laws and administrative rules, including and in particular those set forth in Section 15-100

One main purpose of the Security plan is to prepare Applicant and all DOAs for serious adverse events, emergencies, natural disasters and various other occurrences that could lead to suspension of operations. Security Plan also constructs a contingency framework that enables Applicant to restore operational status once emergency has occurred and response has been carried out.

Additional goals of the Security Plan include:

- Creation of a safe, healthful environment for purchasers and DOAs along with a Safety and Health Management System to monitor and evaluate these efforts
- Create a framework for quality assurance that promotes enhanced product safety and swift response to product recalls that works in seamless conjunction with Recall Quarantine and Destruction Plan
- Allow for Applicant to respond to the establishment of any additional requirements highlighted in 410 ILCS 705/15-100(j)

Roles and Responsibilities

General Manager will be designated Agent-In-Charge as defined by 410 ILCS 705/15-95(b). General Manager/Agent-In-Charge will uphold various, shared high level security, destruction and inventory tracking monitoring responsibilities as defined by 410 ILCS 705/15-75(a)(d), the management tasks outlined in 410 ILCS 705/15-95(b), 410 ILCS 705/15-95(c), 410 ILCS

705/15-95(e) and the destruction responsibilities highlighted in 410 ILCS 705/15-90(c),

Security Manager is responsible for training all Dispensary Operating Agents in the written policies and SOPs contained in the Applicant's Security Plan. Security Manager is also responsible for administering written examinations.

General Manager is responsible for communicating directly with local Police, Fire and emergency service providers in the event of a security breach or incident.

Security Manager is responsible for coordinating and managing all security measures and operations at the facility. Security Manager is also responsible for the maintenance of all security equipment, which will be a shared responsibility with the General Manager.

All DOAs are responsible for understanding the terms, conditions, written policies and SOPs contained in the Applicant's Security Plan.

Guardian Security Services shall ensure that personnel accessing information systems have the proper and current information assurance certification to perform information assurance functions in accordance with site requirements.

Guardian Security Services shall meet the applicable information assurance certification requirements and ensure appropriate operating system certification for information assurance of technical positions as required.

Guardian Security Services shall assist Applicant in providing a safe and healthful work environment for their employees as required in pertinent provisions of CRTA and local regulations, policies, and SOPs. Guardian Security Services shall work with Applicant to safeguard DOA, purchasers, property, and equipment and avoid interruption of dispensary operations.

Guardian Security Services will report accidents or losses to the General Manager/Agent-In-Charge as specified in 410 ILCS 705/15-95.

Guardian Security Services shall be responsible for safeguarding all facility equipment, information and property provided for contractor use. At the close of each work period, dispensary facilities, equipment, and materials shall be secured.

Guardian Security Services shall not disclose and must safeguard procurement sensitive information, computer systems and data, Privacy Act data, and DOA work products which are obtained or generated in the performance of regular duties. This includes dissemination of protocols and papers not generally available to the public through the public literature.

Operations: Prevention of Theft and Diversion of Cannabis

Diversion and Theft Prevention 410 ILCS 705/15-100(a)

Applicant has developed Diversion and Theft Prevention Plan (DTPP) as a subsection of Security Plan that accounts for and prevents the theft or diversion of cannabis in accordance with requirements outlined in 410 ILCS 705/15-65, 410 ILCS 705/15-100, 410 ILCS 705/55-10 and 410 ILCS 705/55-21.

DTPP will account for:

- Access Control
- Monitoring and video surveillance with technologically advanced Security Systems
- Requiring double-verification protocols in various settings throughout operation
- Establishment of a Zero Tolerance Policy for diversion and theft
- Establishment of ethical and effective investigation protocol
- Management of visitors and third parties throughout the facility
- Cannabis Waste Disposal
- Ensuring knowledge of any updates for continuous compliance with 410 ILCS 705/15-100 and other Sections.

Applicant will prevent diversion and theft by incorporating United States Drug Enforcement Administration (DEA) requirements and standards set forth in Title 21 Code of Federal Regulations Sections 1301.72-1301.76 into all standards for security SOPs to provide effective physical security controls and to guard against theft or diversion of cannabis or currency.

Applicant shall consider the following factors when developing SOPs for diversion and theft prevention:

- Types of activities conducted and locations throughout the facility where they may be conducted
- Types of cannabis and cannabis products held in inventory
- Location of premises and overall security needs
- Facility design/construction/general characteristics
- Type of safes/vaults/secure enclosures
- Access controls
- Alarm Systems
- Surveillance systems
- Monitoring systems

- Supervision of employees, contractors and visitors
- Local law enforcement
- Adequacy of internal systems

Applicant will immediately notify the Department of any suspicions related to diversion; conduct an investigation; amend standard operating procedures, if necessary, to prevent future discrepancies or incidents; and submit a written report of the investigation to the Department.

Applicant will use the I Heart Jane POS system for inventory management with integration to BioTrack.

Patient Ingress/Egress

Applicant shall implement security measures to protect the premises, purchasers, and dispensing organization agents (DOA). Applicant shall establish a locked door or barrier between the facility's entrance and limited access area (LAA). Applicant shall prevent individuals from remaining on the premises if they are not engaging in activity permitted by Cannabis Regulation and Tax Act (CRTA).

Applicant facility design shall conform to the standards of the Mercantile (M) Occupancy Category of the National Fire Protection Association (NFPA) 101/5000, and shall carry out all Purchaser flow protocol with in accordance with these guidelines for maximum occupancy.

Upon arrival at the dispensary facility, individuals will enter the Verification/Waiting Room (Limited Access Area) with a central check-in counter where each purchaser is required to present a valid State identification card to DOA stationed in the clerical space behind the counter, verify the documents and determine whether access should be granted to the prospective purchaser. Individuals who do not possess the proper documentation shall be asked to leave the dispensary facility immediately.

If the retail floor is at maximum occupancy, purchasers will be asked to wait in the Waiting Area. Under normal operational conditions, Applicant anticipates that purchasers should not need to wait beyond 10 minutes per visit.

Prospective purchasers who have been granted access will enter into the retail floor given that occupancy allows for entry. Applicant shall only allow 20-25 prospective purchasers at any given time onto the retail floor after they have checked-in and been verified.

Once the transaction has been finalized, purchasers shall exit through a dedicated point of egress. This point of egress shall lead purchasers to an exit corridor; and then, finally, to the outside of the facility. Separate points of ingress and egress to the dispensary have been included in the design of the facility to ensure that no diversion occurs between incoming and outgoing purchasers. Maximum capacity and purchaser flow policies shall be strictly adhered to.

Applicant anticipates returning purchasers to spend an average of 5-10 minutes inside the dispensary. First-time purchasers will spend an average of approximately 15-20 minutes in the Applicant's facility dispensary including potential education/consultation time.

Purchasers will not be allowed in the Office Room, Security/IT Room, Vault Room, Fullfilment Area, Delivery Area, Employee Break room, Office, or restricted areas of the dispensary facility.

Visitor Protocols

All vendors, contractors, state or local government representatives, and all others without Applicant-issued ID are considered visitors. Applicant-issued ID will be guest badges issues by the security guard and be required by visitors to be worn at all times, and will include the words "VISITOR". In all cases, when a visitor or official visitor is admitted to the facility, DOAs admitting the visitor will:

- Ensure the visitor signs a visitor log upon entering and leaving
- Verify that the visitor's ID matches the visitor log
- Retain a copy of the government-issued photo ID with the visitor log
- Provide a visitor identification badge with the visitor's name, company (if applicable), and an assigned badge number
- Assign an escort; a single employee shall not escort more than five visitors
- Before being permitted to enter the premises, all visitors shall provide proof of age, identification, and other qualifications as appropriate to their purpose onsite. The receptionist will make a copy of the identification and store it in the visitor log.
- Identification must contain a picture, date of birth, and be valid and not expired.
- Under no circumstances will anyone under the age of 21 be permitted to enter the premises.
- The escorting employee shall log all access by visitors to Limited Access Area at the time of the access, and the time of leaving.
- The escorting employee shall ensure that the visitor does not touch any cannabis or cannabis product located in a limited access area.
- Under no circumstances may a principal, financial backer, operator, or employee receive any type of consideration or compensation for allowing a visitor to enter a limited access area.

All visitor log information shall be retained electronically for 3 years, at a minimum, in accordance with 410 ILCS 705/15-110(a). This log will include the full name of each visitor, a copy of their government-issued ID, the visitor identification badge number, the time of arrival, the time of departure, the purpose of the visit, a list of all areas visited, and the name of each employee visited. The applicant shall make the log available to the Department, Joliet Police Department and any other agency as required by the Cannabis Regulation and Tax Act. These logs shall be kept in the office/records room, and have limited access.

Limiting access

Limiting and controlling access shall directly reduce the opportunities for diversion. Applicant has designed the facility in compliance with 410 ILCS 705/15-100(c)(1) to establish a locked door or barrier between the facility's entrance and Limited Access Areas.

Access to the storage vault room and any currency storage vaults requires input into a biometric access system with specific authorization for internal operations. Applicant shall create different access level tiers and assign DOAs of varying responsibility different access control levels for cannabis and currency access respectively.

Per the written policies of the Security Plan:

- Points of ingress/egress leading to exteriors of the facility shall remain locked at all times
- The main public entrance to the facility shall be regulated by security personnel
- Only members of the public who qualify for cannabis as promulgated by the Act will be permitted into the dispensary as purchasers
- Purchasers will be limited to the check-in and retail areas of the dispensary only. Purchasers will not be allowed in any restricted access areas
- Vendor visits are to be approved 24-hours in advance, and scheduled by the General Manager
- No unsolicited visits from vendors will be tolerated

Zero Tolerance Policy

Any Dispensary Organization Agent (DOA) who is a party to any theft or diversion of cannabis or cannabis products will be immediately terminated from the Applicant's employ. Any DOAs who are aware of such diversion or theft activity and do not report it may be subject to the same penalty unless mitigating circumstances are demonstrated during an investigation. All personnel will sign documents agreeing to this clause before being permitted to enter the facility for the first time and these documents will be stored in each respective DOA file. Applicant shall promptly document and report any loss or theft of cannabis from the dispensary to the Department of State Police and the Department, per 410 ILCS 705/15-65(f).

Investigating Theft and Diversion

Applicant has developed investigative protocols that are based on recommendations from the Society for Human Resource Management (SHRM), the world's largest human resources professional society. These protocols may be used to investigate suspected diversion as well as other workplace concerns.

Applicant shall ensure investigations are conducted in a manner fair to both employer and employee. Investigations will be conducted in a consistent and timely manner, and in a way that adequately informs appropriate personnel on the status of ongoing investigations. In the event of investigations concerning accidents, diversions, losses, or other reportable events, the Applicant will additionally ensure that the Department is notified immediately and kept apprised of the status of the investigation.

Any DOA who is found to be attempting to deceive or actually deceiving Security Manager, General Manager, Operations Consultant, Inventory Manager or any other investigator or impeding an investigation in any way will be subject to discipline up to and including termination. If Security Manager suspects that any DOA is engaged in criminal diversion activities, investigations by Security Manager will be halted and the Department, and the Joliet Police Department will be contacted immediately to resume questioning. In the event that evidence should lead to believe a DOA is the suspect of a criminal investigation, the DOA should not be interviewed until law enforcement is contacted and the DOA should be suspended until the matter is investigated and resolved.

Investigations will involve the following protocol:

1. Initiate investigation: General Manager shall record the initial information about the situation, and propose the scope and nature of the investigation, including any information about inventory, accusations or allegations. General Manager will provide this information to Ownership and sets a time within 24 hours to strategize on investigation.
2. Notify the Department as soon as possible within 24 hours of discovery: In the event a reportable event (theft, diversion, losses, or other as required) is discovered, Applicant will immediately report to the Department and local authorities, either through a designated phone line established by the Department or by electronic communication in a manner prescribed by the Department.
3. Preserve evidence: General Manager/Agent-In-Charge, Security Manager and Inventory Manager shall take immediate action to secure and protect, from destruction or interference, any relevant accounting, administrative, or security records. If deemed necessary, Security Manager staff may suspend a DOA and their Dispensary Organization Agent Identification Card (DOAIC) if there is evidence of misuse of resources or if the employee's continued presence may interfere with the investigation.
4. Determine roles/responsibility: General Manager/Agent-In-Charge will review the initial report from the Security Manager and Inventory Manager to determine who should be involved in the initial meeting mentioned in Step 1. If the Operations Consultant deems it appropriate, this may include an external investigator from Guardian Security Services. In all cases, the investigator, whether internal or external, will have the following: an ability to investigate objectively; no stake in the outcome; working knowledge of employment laws; strong interpersonal skills and ability to be perceived as neutral and fair; attention to detail; and an appropriate temperament for conducting interviews. This meeting may also include legal counsel to ensure the Applicant has relevant advice regarding the rights of employees, especially when individuals are at risk of self-incrimination.
5. Investigative Plan: Prior to taking other actions, the investigator will record an Investigative Plan that includes the outline from Step 1, a proposed witness list, a requested evidence list (including surveillance), planned interview questions, and a process for retention of documentation. The investigator will have the authority to interview employees, contractors, and other witnesses if necessary; to inspect facilities and records; and to request information the investigator deems relevant and necessary to the investigation.

6. Investigation: After receiving approval from the Operations Consultant and legal counsel if appropriate, the investigator will implement the Investigative Plan. The investigator will provide updates to the Operations Consultant and other individuals as required at appropriate time intervals.

7. Draft report: The investigator will prepare and review a draft report with the other members present during the initial meeting in Step 4. This report will include the scope and nature of the allegations, including dates and times, a record of how and when the incident came to the company's attention, parties involved, key factual and credibility findings (including sources), interviews conducted, evidence reviewed, employer policies/guidelines and applicability to the investigation, conclusion reached, party or parties responsible for final determination, recommendations, and issues that could not be resolved and reasons for lack of resolution. During this meeting, if the report is deemed sufficiently complete, the group will determine actions. This initial report shall be submitted to the Department within 7 days of discovering the discrepancy.

8. Actions: The Operations Consultant and/or Security Manager will take the actions determined in Step 7. Actions may include: disciplinary measures up to and including termination, training programs, modifications to the standard operating procedures, modification to the Security Plan or Security System, or other actions as appropriate. Any disciplinary procedures must be in accordance with any labor agreements, and must be reviewed by legal counsel or Human Resources (HR) professionals prior to the action being taken.

9. Final report: The investigator will update the report as necessary from Step 7. The final report must include actions taken, and must clearly document a good-faith basis for any actions taken during or as a result of the investigation. If this investigation is in response to a reportable event, the final report will be provided to the Department through the appropriate communications channel. This final report shall be submitted to the Department within 30 days of discovering the discrepancy.

10. Follow-up: General Manager/Agent-In-Charge and Security Manager will follow up as appropriate. This may include reviewing surveillance to ensure new standard operating procedures are being implemented correctly, informing other employees of the outcome of the investigation, asking employees for feedback on the investigation or actions taken, or other follow-up as appropriate. Operations Consultant and all Managers will also review the investigation process and review whether or not the investigation process should be revised.

Surveillance

Applicant's facility will be thoroughly covered by technologically advanced surveillance provided by Base8, with monthly maintenance and spot-testing. More technical specifications are highlighted in the Security System Portion of this plan. SolLink, a best in class **all-in-one cloud video platform** will be the provider of camera systems designed by Base8 and Guardian Security Services. Best practices in the industry suggest that the first line of defense for deterring employee theft is making it clear not only that there are surveillance cameras, but also that those cameras are being monitored. In accordance with the Cannabis Regulation and Tax Act, Applicant shall have Base8 and Guardian Security Services continuously monitoring the security and surveillance systems. All employees shall be made aware of monitoring. Appropriate signage indicated the area is under surveillance will be displayed in accordance with the Cannabis Regulation and Tax Act.

Double Verification

Applicant will incorporate double verification elements to all SOPs that involve access to cannabis, cannabis products and currency. SOPs shall ensure that at least two individuals, along with commercial-grade surveillance equipment, oversee all transactions, inventory access, currency management and cannabis and currency storage activities. This protocol limits opportunities for diversion while also facilitating detection and tracking if diversion occurs.

Inventory Counting Procedures

By closely tracking inventory, the Applicant will quickly catch discrepancies that may indicate diversion. Informing employees about these practices deters diversion.

Cannabis Waste Disposal

Inventory that has been marked for disposal or return can be a target for diversion. In order to mitigate this issue, Applicant will implement the following protocols in coordination with 410 ILCS 705/15-90:

- DOA designating cannabis or cannabis products for disposal shall not also be involved in the process of rendering that item unusable.
- At least two employees, including General Manager/Agent-In-Charge, shall be present during all procedures for rendering cannabis and cannabis products unusable to ensure double verification protocols are carried out properly
- All trash bags used on the premises, including for non-cannabis waste, will be transparent to facilitate verification that no cannabis items have accidentally or deliberately been placed there.
- All boxes sent to recycle or for disposal shall be flattened on video surveillance prior to leaving the secure area of the premises, to verify that no cannabis items have accidentally or deliberately been placed there.

State Diversion

To discourage and mitigate the threat of diversion from non-Illinois residents intending to transport cannabis across state lines, written policies and standard operating procedures will be included in the Security Plan to limit the amount of cannabis products that can be purchased by non-Illinois residents. By limiting the amount of cannabis product retailed to non-Illinois residents, Applicant intends to reduce potential threats of diversion to neighboring states.

Continuous Reporting and Compliance

Compliance Manager or other DOA will monitor regulatory updates from the Department to ensure continuous compliance and account for diversion and theft. In the event that any relevant regulations change Compliance Manager will immediately notify entire staff and all SOPs will be updated. Any updates to SOPs will lead to a new version number.

Operations Consultant, Compliance Manager and Security Manager shall be responsible for reviewing the implementation of diversion and theft prevention and response plans, procedures, and checklists; and ensuring these succeed in keeping the Applicant compliant with all laws and regulations. These reports will be made available to the Department upon request.

Security Systems 410 ILCS 705/15-100 (c) & (f-i)

Security System equipment will deter and prevent unauthorized entrance into the dispensary, and will include electronic door locks on limited and restricted access areas that include the devices utilized to detect unauthorized intrusion.

Security Systems comprise the technology and equipment-based elements of the Security Plan that meet and/or exceed requirements of 410 ILCS 705/15-100. Along with DOAs and Security personnel, Security Systems form the foundation of surveillance, access control, notification and various other security protocols that may be carried out on a daily basis.

Alarm system shall comply with 410 ILCS 705/15-100(h) by outfitting the facility with a perimeter alarm on all entry points and glass break protection on all perimeter windows. Applicant shall outfit all exterior windows with security shatterproof tinted film. Alarm System shall include a failure notification system that provides an audible, text or visual notification of any failure in the surveillance including but not limited to panic buttons, alarms and video monitoring systems.

Applicant will work with Base8 and Guardian Security Services to ensure failure notification system provides alerts to designated DOAs within five minutes of failure by either telephone or text message.

Security System shall include a duress alarm, panic button, standard alarm and after-hours intrusion alarm that both directly and indirectly notifies the Public Safety Answering Point for law enforcement agency that has primary jurisdiction by the most efficient means possible.

Surveillance System

Applicant shall work with Base8 and Guardian Security Services to install a continuous Electronic Video Monitoring system (EVMS) that includes call-up monitors that are greater than 19 inches, unobstructed video surveillance of all enclosed dispensary areas, unobstructed video surveillance of all outside areas, and various other capabilities. Surveillance system shall provide protection against theft and diversion that is facilitated or hidden by tampering with computers and electronic records. SolLink cloud video surveillance will be used.

Pursuant to 410 ILCS 705/15-100(h)(3), access to surveillance monitoring recording equipment shall be limited to persons who are essential to surveillance operations, such as the General Manager, Operations Consultant, and Ownership, law enforcement authorities acting within their jurisdiction, security system service personnel and the Department.

Applicant shall install security lighting such that all standards for “enhanced security lighting” promulgated in RF-20-98 published by the Illuminating Engineering Society of North America (IES) are exceeded. All lighting shall maintain a minimum horizontal illuminance of 0.5fc at all times. Broad-spectrum lighting will enhance nighttime visibility.

Applicant shall ensure continued compliance with 410 ILCS 705/15-70(n)(11) and shall not operate the dispensary if surveillance system is inoperative. Applicant shall provide a list of authorized DOA and service personnel that have access to the surveillance equipment to the Department.

Applicant’s Facility Management Plan highlighted in Document VI: Operating Plan shall include the maintenance of trees, bushes, and other foliage outside of the dispensary premises to ensure exterior conditions do not allow for a person or persons to conceal themselves from sight.

Applicant will work with Base8 and Guardian Security Services to conduct a site survey and risk assessment to determine the most effective design and implementation of surveillance system features. Site Survey and risk assessment shall include the following questions:

1. What areas require coverage by the surveillance system?
2. What are the highest value assets that need to be protected?
 - A. High-value material property
 - B. Critical system infrastructure
 - C. Secure Data
 - D. Passwords/combinations/other access controls
3. What areas of the facility are most vulnerable?
4. Does the IT infrastructure adequately support the surveillance system?
5. Will the surveillance system integrate with existing electronic access control system?
6. Will the surveillance system integrate with an existing physical security system?

7. Do maintenance of, training in, and potential upgrades to surveillance system fit budgetary confines?

8. What are security vendor's training measures in surveillance system operation?

We shall ensure that all interior cameras are angled to allow for facial recognition, the capture of clear and certain identification of any person entering or exiting the dispensary, and in lighting sufficient during all times of night or day.

All exterior cameras shall be angled to allow for the capture of facial recognition, clear and certain identification of any person entering or exiting the dispensary, the immediate surrounding area and license plates of any vehicles in the parking lot. Applicant shall ensure that all cameras are outfitted with appropriate image sensors, lens, and image processing circuitry given their location and allocated function.

We will use a mixture of fixed cameras, which are intended to constantly view a single scene, and pan-tilt-zoom (PTZ) cameras, which are motor driven and have multi-directional panning and zooming capabilities. PTZ cameras can also be turned and tilted on two axes to adjust the lens' focal length and field of view.

We will also work with Base8 and Guardian Security Services on incorporation of network cameras that use IP-based networks, including the Internet, to provide remote viewing and recording. These cameras are available in high definition that provides enhanced image detail, and are provide by best in Class provider SolLink.

We will incorporate night vision cameras including near-infrared (NIR) and infrared (IR) cameras with built-in illuminators to detect objects at night with varying capabilities based on lighting allocation where deemed necessary. Some of these built-in illuminators emit light frequencies that are invisible to the human eye to facilitate image detection enhance surveillance capabilities.

We will work with Base8 and Guardian Security Services to ensure that all cameras include as many as possible of the following features:

- Auto Scan: PTZ cameras that incorporate constant cycles of "sweeping" throughout designated areas
- Preset Capabilities: Programmed orientation and lens settings assigned to PTZ cameras based on the occurrences of certain events
- Privacy Masking: The ability to selectively block out certain portions of the video images for privacy protection purposes
- Slip-Ring: electrical connections that allow PTZ cameras to turn without twisting signal/control cables.
- Motion Detection: built-in motion detection features that can be programed for triggering alarms for recording and/or operator alert when motion occurs in the field of view (FOV).
- Backlight Compensation (BLC): Compensation for high contrast of images with a bright background and the ability to enhance image detail accordingly.

- Digital Noise Reducing (DNR): Removes noise (grainy or snowy appearance displayed in video images) from digital transmission and provides image clarity
- Mobile Compatibility: enables remote viewing of surveillance feeds on mobile devices such as laptops, tablets or smartphones

Camera Housing

Applicant shall use the following criteria to determine proper design and implementation of camera housing and mounts:

1. Environmental conditions: operating temperatures and weather conditions such as humidity, precipitation, and corrosion
2. Architectural Considerations: important to aesthetics of hardware and can affect architectural design or change appearance/value of property
3. Installation: special considerations that match installed materials to system's intended use and planned maintenance
4. Operating Costs: maintenance, upgrade, scalability
5. Training: requirements for operating and maintaining system for DOA

Applicant shall conduct a site assessment and risk analysis to determine the adequate use and placement of the following camera housing options:

Dome Enclosures: Indoor and outdoor domes are used to protect cameras from the elements while concealing the direction the camera is facing to provide discreet surveillance.

Sealed Housings: Special housings are used in hostile environments or areas where electrical components must be sealed to prevent explosion or other adverse events.

Impact-Resistant Housings: Impact-resistant, or anti-vandal housings, use heavy gauge steel, polycarbonate or acrylic plastic, and sometimes wire cages to provide greater protection and encasement of cameras.

Tamper-Resistant Housings: Hardened protective housings similar to impact-resistant housings with additional protections against the use of tools to vandalize the surveillance system.

Bullet-Resistant Housings: housings consisting of at least one layer of polycarbonate material.

Depending on location and intended function, Applicant shall also work with Base8 and Guardian Security Services to outfit cameras with the following additional features:

Sun Shields: Protect cameras from harmful radiation from sun and increase durability and operation capacity

Wipers: Can be useful during Illinois' fall and winter months when precipitation occurs frequently but must be paired with regular waxing of camera's optical window and other associated maintenance protocols

Heaters and Ventilators: Used to achieve uniformity between the temperature differences inside and outside of the camera housing to encourage optimal performance

Applicant shall conduct a site assessment and risk analysis to determine the adequate use and placement of the following **indoor/interior camera mount** options to account for discrete surveillance monitoring in all areas of operation:

Wall Mounts: use bracket support similar to a shelf bracket

Pendant Mounts: useful for suspending camera mounts for ceiling in areas such as front- end where transactions, cash-counting and POS operation occurs

Corner Mounts: used where two walls meet to form a corner and are often located near the ceiling to provide optimal FOV

Indoor Dome Mounts: can be partially recessed into ceiling or mounted flush to a surface to increase discretion and must account for the potential vibrations and other effects of nearby equipment such as HVAC.

Applicant shall also work with Base8 and Guardian Security Services to conduct a site assessment and risk analysis to determine the adequate use and placement of the following **outdoor/exterior camera mount** options:

Pole Mounts: can be used to elevate cameras and provide an unobstructed field of view

Corner Mounts: useful for providing a large viewing angle for facility exterior

All cameras shall record for 24 hours and all recordings shall be made available for immediate viewing by the Department upon request. Recordings shall not be destroyed or altered and shall be retained for 180 days, doubling the minimum requirements of 90 days. Recordings shall be retained as long as necessary if there is a loss or theft or a pending criminal, civil, or administrative investigation or legal proceeding for which the recording may contain relevant information.

Lighting

Per the Security Plan, outdoor security lighting will be designed to augment other security measures such as physical barriers, intrusion detection systems, video surveillance, and security personnel activities. These lights will be regularly inspected and properly maintained and will not cause light pollution, by adhering to local Joliet lighting ordinance requirements. Some lights will have emergency power backup capabilities. The security lighting will provide several advantages such as:

- Employee peace of mind when using the site after dark
- Possible deterrence of adversaries and suspicious activities

- Improved surveillance and security response
- Reduced liability
- Witness potential
- Enhanced observation
- Allow officers to respond visually to alarms at night

All cameras will be supplemented with Infrared lighting, or superior technology, that allows for improved monitoring and recording capabilities. All exterior areas of the Applicant dispensary will be outfitted with motion-detection activated lighting. This will help reduce excess light pollution while allowing the Applicant to maintain a secure dispensary facility.

To ensure the effective prevention of unauthorized entry, theft and diversion, lighting fixtures shall be designed and installed to ensure proper surveillance of both sides of all exterior doors, entrances and portals, all interior doors and passages between rooms, and illuminate work areas for employee safety.

Lighting in the interior will be operated automatically by photo-sensor, ensuring that lighting will at all times be optimal for video capture, resolution and clarity. Applicant intends to use Light

Emitting Diode (LED) bulbs that are ENERGY STAR-qualified to keep the interior of the licensed Processor Facility optimally illuminated.

Monitoring System

Applicant shall work with Base8 and Guardian Security Services to install front projection monitors, 19 inches or greater, with LED tiles that offer minimal gaps between panels and help manage video images that span several screens with displays that offer fine details. These monitors will be located in the IT/Security room and have restricted access. Integrated LED tile walls allow for greater flexibility by enabling images from a single source to be wrapped across multiple screens or to display separate image sources on each tile. Applicant will incorporate LED tiles of at least 24 inches. Applicant will strive for a minimum of 7-year replacement frequency on all of its monitors.

All cameras shall have the ability to produce a clear, colorized still photo from the surveillance video, either live or recorded. Cameras shall embed all video surveillance recordings with a date and time stamp. Exterior cameras shall feature automatic apertures to compensate for changes in light levels and backlight compensation that allows for security personnel to view details of an individual moving in front of a brightly lit window.

Applicant will work with Base8 and Guardian Security Services to ensure that EVMS has the ability to remain operational during a power outage and shall ensure that all access doors are not solely controlled by a singular electronic access panel, to prevent their release during a power outage. EVMS shall be operational during a power outage with a 4-hour minimum battery backup.

EVMS shall allow for the exporting of still images in an industry standard image format including

.jpg, .bmp, and .gif, as well as an exported video format that has the ability to be archived in a proprietary format, ensures video authentication, and prevents alteration from occurring. Exported video files shall be in a format that can be viewed on all standard operating systems.

Applicant shall work with Base8 and Guardian Security Services to place a security camera or cameras at each POS location allowing for the identification of the DOA responsible for distributing the cannabis and any purchaser. Cameras shall capture sale, individuals and computer monitors used for sale.

Digital Video Recorder (DVR)

Applicant shall work with Base8 and Guardian Security Services to ensure that all Digital Video Recorders (DVR) incorporate the following features:

- Onboard software such as video analytics
- Image protection/authentication
- Ports for additional recording capabilities
- Internal hard drive for video storage
- Ability to easily search and locate events
- Ability to record one or more camera inputs while performing video analytics
- Removable hard drive for archiving
- Ability to transfer data to expandable storage systems called Redundant Array of Independent Disks (RAID) to free up recording space

Applicant shall incorporate Triplex DVR systems that allow for simultaneous recording and viewing of previous recordings.

Applicant will customize recording settings for various cameras, including setting higher recording rates for enhanced quality and motion detection for cameras that may be viewed more frequently.

EVMS shall record in at least 8 frames per second and be available as recordings to Department and Department of State Police 24 hours a day via a secure web-based portal with reverse functionality.

Failure Notification System

The Security System shall include a failure notification system that provides an audible, text or visual notification of any failure in the surveillance including but not limited to panic buttons, alarms and video monitoring systems. Applicant will work with Base8 and Guardian Security Services to ensure failure notification system provides alerts to designated DOAs within five minutes of failure by either telephone or text message.

Window Standards

Applicant shall outfit all exterior windows with security shatterproof tinted film.

Security Systems Equipment and Maintenance

Applicant shall ensure that all security equipment is inspected and tested at regular intervals that do not exceed one month from the previous inspection and shall carry out regular tests to ensure proper functioning. Records of such inspections shall be documented and records retained.

Facility Management and Security

Applicant shall ensure all construction/renovation for this project is completed within 29 Code of Federal Regulation (CFR) 1910, OSHA General Standards and 29 CFR 1926, to include OSHA Construction Standards, Unified Facilities Criteria (UFC) 3-580-01 Telecommunications Building Cabling Systems Planning and Design, UFC 3-600-01 Fire Protection Engineering for Facilities, UFC 4-010-01 Minimum Antiterrorism Standards for Buildings, International Building Code, and Uniform Mechanical Code, and DA Technical Guide for Installation Information Infrastructure Architecture (I3A) July 2008. Furthermore, all electrical work shall comply with NFPA Life Safety Code 101, the latest edition of NFPA 70, (National Electric Code) and NFPA standards for communications.

Securely Dispensing Cannabis 410 ILCS 705/15-85

Applicant shall establish and implement SOPs for inventory control, including tracking purchases and denials of sale and disposal of unusable or damaged cannabis as required by CRTA. Applicant shall comply with 410 ILCS 705/15-70(n)(14) by ensuring that at least four people are working at the dispensary at all times, double the minimum requirement of two people.

Pursuant to 410 ILCS 705/15-85(a), all dispensing organization agents (DOA) shall (1) verify the age of the purchaser and the (2) the validity of their government-issued identification card by using an electronic scanning device and secondary verification by the point-of-sale system. Applicant shall ensure all DOA carry out proper transaction protocol listed in 410 ILCS 705/15-85(c), including confirmation that all identification received is valid, unexpired, and contain date of birth and photograph of the individual.

Pursuant to 410 ILCS 705/15-85(b), Applicant shall always refuse sale of cannabis or cannabis-infused products to any person unless the person produces a valid identification showing that the person is age 21 or older.

Currency Management Plan

Applicant shall look to incorporate the following currency management strategies throughout all dispensing and retail operations:

- Implementation of an internal cash management system that allows Applicant to improve cash flow functions
- Create and describe processes to improve cash flow functions
- Develop heightened consciousness of opportunity cost and time-value-of-money for all DOAs

- Emphasize use of Electronic Funds Transfer (EFT) Systems to collect payment and cohesiveness the point-of-sale system (POS), I Heart Jane

Receiving Currency From Purchasers

Applicant will maintain Best Management Practices for security standards when handling purchaser currency and carrying out transactions that involve cannabis and cannabis products. All DOAs will take stringent precautions to safeguard purchaser currency in all forms for each transaction.

General Manager/Agent-In-Charge shall be responsible for daily counting and reconciliation at the opening and closing of each day of business. Agent-In-Charge shall be responsible for assigning the total for opening till for each POS location. Agent-In-Charge shall also be responsible for checking each POS location for adequate receipt paper and proper functionality of any tablets, handheld transaction units, chip readers, or any other transactional equipment. All POS equipment and currency handling equipment and tools shall be kept in good working order and proper connectivity shall always be provided for sufficient device function.

There will be a cash balance of \$250 in each cash till at the start of every day, in mixed bills. There will be 3 cash changeouts throughout the day for each till. The Agent-in-Charge will be responsible for removing, replacing and counting each cash till during this changeout period, and will do so in a private area (such as the vault or office). Each changeout cash amount will be deposited in daily slip bags marking the cash amount, employee counting, cash register, time of day, and date.

General Manager/Agent-in-Charge shall work closely with Applicant leadership to ensure financial responsibility and accuracy of financial transactions by:

- Maintaining records of cash collections in sufficient detail to readily identify all transactions from I Heart Jane POS to the time-of-deposit an Applicant's company account(s). I Heart Jane POS shall provide for such controls in the form of pre-numbered receipts, tickets, and cash register receipts to assure full accountability.
- Reconciling cash collections on a daily basis including reconciling the general ledger to subsidiary ledgers for cash accounts and reconciling cash balances
- Maintaining records that disclose cash collections received, cash collections that have not been deposited, cash deposits in transit that have not been acknowledged by the depository and deposits that have been acknowledged by the depository.
- Separating the flow of receipts from the flow of related documents at the earliest possible point
- Maximizing the use of electronic systems for all purchaser transactions
- When establishing new banking relationships ensuring that prospective banks do business with cannabis companies

Applicant will uphold extremely high security standards when handling purchaser currency and carrying out transactions that involve cannabis and cannabis products. All DOAs will take stringent precautions to safeguard purchaser currency in all forms for each transaction.

General Manager/Agent-In-Charge shall be responsible for daily counting and reconciliation at the opening and closing of each day of businesses. General Manager/Agent-In-Charge shall be responsible for assigning the total for opening till for each POS location. General Manager/Agent-In-Charge shall also be responsible for checking each POS location for adequate receipt paper and proper functionality of any tablets, handheld transaction units, chip readers, or any other transactional equipment. All POS equipment and currency handling equipment and tools shall be kept in good working order and proper connectivity shall always be provided for sufficient device function.

DOAs shall be permitted to use Electronic Fund Transfer (EFT) when disbursing Applicant's funds only in certain situations and Applicant shall ensure this occurrence whether the payment is recurring or nonrecurring. Small purchases for supplies, services, and construction may be made using a company debit or credit card. In some instances, purchase card account holders may be authorized to hold and use account-related convenience checks for payments to vendors who do not accept credit cards.

Currency Storage

Currency shall be stored in an Underwriters Lab (UL) listed modular burglary-resistant vault room with a Group 1-R lock, or a General Services Administration (GSA) Class V rated security container, or the equivalent, that affords the following security protection:

- 30 man minutes against surreptitious entry,
- 10 man minutes against forced entry,
- 20 man hours against lock manipulation,
- 20 man hours against radiological attack.

Any safes or additional storage containers within the vault room and Office room shall be bolted, strapped, or otherwise securely fastened to the floor or wall in such a way that it cannot be readily removed if it weighs less than 750 pounds. Vault room shall be equipped with alarm system mentioned in Security Systems part of this plan, which upon attempted unauthorized entry transmits a signal directly to Applicant, Guardian Security Services, the Department of State Police and the Joliet Police Department.

Bank Deposits

Applicant will ensure that bank deposits are made weekly. Applicant shall not hold more than seven days' worth of cash deposits in the safe, accounting for bank holidays. All deposit slips and balance printouts shall be returned to safe as well as tracked in online banking platform. Pursuant to 410 ILCS 705/15-75(e)(3), Applicant shall maintain records of all deposits and withdrawals for upwards of 5 years. Applicant utilizes GW Jones Exchange Bank and Empyreal Logistics, an

armored-car company that transports cash from businesses to financial institutions that works with state-legal businesses, including cannabis businesses.

Debit Card Payments

Applicant has designated payment vendors that will supply the store with physical debit payment terminals, to be installed at every point-of-sale station and be available to customers. We expect that 40-50% of customers will use Debit Card terminals for transactions, furthering our ability to keep less cash in the store daily.

General Manager/Agent-in-Charge shall incorporate the following guidelines to ensure maximum security during bank deposits:

- Double verification of cash counting by two DOAs before each bank deposit
- Double verification of deposit completion by assigning two DOAs to bank deposit task
- Removing all cash from tills at the end of the day's operation and storing all cash not bank-deposited that day in the safe
- Not making any additional stops when traveling to or from the bank with cash

Transactional Security 15-100 ©

Applicant shall establish and implement SOPs for inventory control, including tracking purchases and denials of sale and disposal of unusable or damaged cannabis as required by CRTA. Applicant shall comply with 410 ILCS 705/15-70(n)(14) by ensuring that at least four people are working at the dispensary at all times, double the minimum requirement of two people.

Pursuant to 410 ILCS 705/15-85(a), all dispensing organization agents (DOA) shall (1) verify the age of the purchaser and the (2) the validity of their government-issued identification card by using an electronic scanning device and secondary verification by the point-of-sale system. Applicant shall ensure all DOA carry out proper transaction protocol listed in 410 ILCS 705/15-85(c), including confirmation that all identification received is valid, unexpired, and contain date of birth and photograph of the individual.

Pursuant to 410 ILCS 705/15-85(b), Applicant shall always refuse sale of cannabis or cannabis-infused products to any person unless the person produces a valid identification showing that the person is age 21 or older.

For each transaction, all DOA shall enter into I Heart Jane POS:

(i) their own DOA identification number, (ii) the dispensing organization's identification/license number, (iii) the amount, type, and if applicable strain of all cannabis and cannabis-infused products dispensed and (iv) the date and time of dispensing to retain compliance with 410 ILCS 705/15-85(a)(4).

Pursuant to 410 ILCS 705/15-70(n)(12) and 410 ILCS 705/15-70(n)(13), Applicant shall not operate dispensary if POS equipment and I Heart Jane POS are inoperative.

Receiving Deliveries

Pursuant to 410 ILCS 705/15-70(g), Applicant shall only accept deliveries into a restricted access area and shall not be accepted through public or limited access areas. Applicant shall maintain compliance with all State and local building, fire and zoning requirements and regulations. After the delivery and proper transactional protocol is carried out, all products entered into Applicant's inventory shall be obtained from an Illinois-registered adult use cultivation center, craft grower, infuser, or another dispensary.

Point-of-Sale (POS)

Applicant will use I Heart Jane, an integrative cannabis dispensary POS system that directly interfaces with the state-mandated BioTrack, to facilitate inventory management. I heart Jane will enable Applicant to protections against unlawful diversion of cannabis product with automated systems for accounting, gross sales (by weight), date and time of sales, tax remittance, auditing, historical transactional data collection, and compliance with changing state regulations.

I Heart Jane system can easily scan and record customer identification, ensuring that Dispensary Technicians further verify identification and virtually eliminating the risk of sales to minors or other individuals lacking the requisite documentation.

Applicant shall ensure financial responsibility and accuracy of financial transactions by:

- Maintaining records of cash collections in sufficient detail to readily identify all transactions from the point-of-sale to the time-of-deposit an Applicant's company account(s). Applicant shall incorporate POS system I Heart Jane to provide for such controls as pre-numbered receipts, tickets, and cash register receipts to assure full accountability.
- Reconcile cash collections on a daily basis including reconciling the general ledger to subsidiary ledgers for cash accounts and reconciling cash balances
- Maintaining control records which will disclose cash collections received, cash collections that have not been deposited, cash deposits in transit that have not been acknowledged by the depository and deposits that have been acknowledged by the depository.
- Separate the flow of receipts from the flow of related documents at the earliest possible processing point
- Maximize the use of electronic systems for all purchaser transactions
- When establishing new banking relationships ensuring that prospective banks do business with cannabis companies

Disbursing Currency to Vendors

Applicant shall design payment systems so that payments are made on time and in accordance with the provisions of the agreed upon transaction. Applicant will not make payment on an invoice

to any licensee or any third party vendor before receiving cannabis, cannabis products, equipment goods or services and inspecting them for packaging and labeling compliance and order accuracy.

Applicant shall use electronic methods of payment whenever possible to ensure proper documentation and transactional efficiency. Applicant will assure that effective internal control systems are established and maintained to provide reasonable assurance that currency management activities are effectively and efficiently carried out and that internal management controls over receipt of collections and acceptance of goods and services are in place and being observed. Applicant shall establish a quality control program to assess performance of payment systems and provide a reliable way to estimate payment performance. Applicant will then be able to form targeted corrective actions through a systematic performance measurement system throughout the entity and assure quality control data is accurate within established tolerances and is used to fulfill annual reporting requirements. Applicant shall gather data as frequently as needed by managers to identify and correct errors.

DOAs shall be permitted to use Electronic Fund Transfer (EFT) when disbursing Applicant's funds only in certain situations and Applicant shall ensure this occurrence whether the payment is recurring or nonrecurring. Small purchases for supplies, services, and construction may be made using a company debit or credit card. In some instances, purchase card account holders may be authorized to hold and use account-related convenience checks for payments to vendors who do not accept credit cards.

Cyber Security and Data Privacy

Applicant will strive to develop a high level of trust and confidence with purchasers by treating their financial and personal identifying information (PII) with care and by applying excellent cyber security and data privacy practices throughout all operations. Applicant recognizes the opportunities that technology presents but shall also be mindful of the additional layers of security that it will have to account for to maintain maximum operational and data security.

Applicant shall prominently post signs that communicate intended data collection and privacy policies in the front end. Applicant will also make a copy of its privacy policy available to each purchaser upon completing a transaction.

Applicant will instruct DOAs on carrying out the following cyber security practices to avoid any potential data breaches:

- Consistent verification of licensed adult-use cultivation centers, craft growers, infusers, transporters, security vendors, IT vendors, or any other third party vendors
- Using a browser that is cohesive with all security patches installed
- Implemented anti-virus and anti-spyware software on each computer and keeping all software up to date
- Maintaining suspicion of any emails or other forms of correspondence that include urgent requests to validate or verify business or personal information
- Avoid downloading anything that comes from unknown sources

- Not filling out forms that come to email inboxes that request business or personal information

Applicant will instruct DOAs on carrying out the following information security practices:

- Setting up strict record management and disposition policies that ensure compliance with applicable regulations
- Shredding and/or cross-shredding papers with personally-identifiable purchaser or business data before disposing of them or using specific document disposal company
- Sending and receiving business mail from a secured mailbox or post office box
- Conducting all software audits of all devices including computers, tablets, company-linked mobile cell phones and other devices.
- Watching for and detecting suspicious activity among other DOAs, purchasers, security personnel, or other individuals

Cannabis Management and Storage 410 ILCS 705/15-100(c); 705/15-110(a)

Security and Diversion Prevention

Pursuant to 410 ILCS 705/15-80(c), Applicant shall maintain a storage room with adequate lighting, ventilation, temperature, humidity control and equipment. Applicant has chosen an integrated environmental control system to ensure compliance with 410 ILCS 705/15-80(h) along with maximum quality control and prevention of adverse effects to purity

Applicant will outfit facility with a security cage which also allows for economic efficiency as outfitting into previously existing building will accrue a far less cost than addition of the system to new construction.

The vault cage system exceeds requirements of 410 ILCS 705/15-80 and 15-100 and maintains compliance with Federal Specification AA-V-2737 and DEA 21 CFR 1301.72. This vault cage system meets both insurance requirements and security guidelines across various other industries.

Applicant shall coordinate with the architects and construction team to ensure that the facility meets the requirement of suitable size and construction to facilitate cleaning, maintenance and proper operations highlighted in 410 ILCS 705/15-80(b). All pre-sale, inventory-integrated cannabis shall be maintained and stored in a restricted access area (RAA) during construction

Cannabis Safety and Quality Control

Pursuant to 410 ILCS 705/15-80(c), Applicant shall maintain a vault room with adequate lighting, ventilation, temperature, humidity control and equipment. Applicant has chosen to implement an integrated environmental control system that maintains compliance with 410 ILCS 705/15-80(h) along with maximum quality control and prevention of adverse effects to purity.

Applicant shall ensure that HVAC and automated environmental control system (ECS) is able to control temperature and humidity within a certain range to protect cannabis and provide comfortable conditions for any dispensing organization agents (DOA) working in the storage room. When the cleanroom environment is under control, the air supplied to cleanroom is enough to dilute or remove contaminants created inside with adequate temperature and humidity control. Air

is then cleaned to ensure that it does not add contamination and follows a correct pattern from clean to less clean areas. The central control system maintains continuity of all required temperature and humidity levels. Applicant will ensure that all technological platforms and/or software that accompany ECS installation and operation are robust and capable of managing the system.

Automated ECS has the potential to collect data for continuous improvement, maintains high level system reliability for fast detection capabilities and facilitates the recording of any potential problems throughout operations.

Applicant shall ensure that cross-contamination is prevented for all products by appropriately designing storage/vault room to account for air patterns with differential room pressures.

Applicant shall ensure compliance with 410 ILCS 705/15-80(d) by separating containers storing cannabis that have been tampered with damaged or opened shall be labelled with the date opened and quarantined from other cannabis products in a separate area of the vault until they are disposed.

Applicant will also comply with any forthcoming rules or regulations relating to the refrigeration, hot-holding, and handling of cannabis-infused products highlighted by 410 ILCS 705/55-5(a).

Access Control 15-100 (g)

Applicant will incorporate the following elements of focus into the rollout of its logical and physical access control, smart card technology, identity management, and associated security systems:

Planning, budgeting and funding

Applicant shall establish facility-wide planning and budgeting processes in accordance with guidance from Guardian Security Services, Applicant shall plan and budget to upgrade, replace, or retire any access control systems for which protections commensurate with risk cannot be effectively implemented. As part of the budgeting process, Applicant will commit to identifying gaps between planned and actual cost, schedule, and performance goals and develop a corrective action plan to close such gaps.

Governance

In support of missions and business needs and in coordination with program managers, Applicant shall define, implement, and maintain processes, standards, and policies applied to all cannabis and data to which access control standards and delineations are being assigned.

Leadership and Workforce

Applicant shall designate a DOA who has facility-wide responsibility and accountability for ensuring compliance with applicable security requirements and managing security risks from an internal standpoint alongside personnel and leadership from Guardian Security Services.

Applicant shall implement a robust Physical Access Control System (PACS) that uses electronic security counter-measures to control access of certain individuals, whether they be DOAs, visitors

or third party contractors, into designated areas of the facility. PACS shall be broken into three component categories:

1. **Infrastructure:** a series of compatible and interoperable software and hardware components that work with Intrusion Detection System, Video Management System and Visitor Management System to track and monitor access. Components may include servers, software applications, database panels, door controllers and workstations.
2. **Certificate Validation System:** provides necessary functions to perform authentication and identification of individuals using interoperable software and hardware components to form an interface between card readers and door controllers.
3. **Personal Identity Verification Card Readers:** accepting devices that interact with access control implements such as cards to allow for and monitor access to certain locations.

Access Control Protocols

Pursuant to 410 ILCS 705/15-100(g)(1), Applicant shall identify restricted access areas by posting a sign that is a minimum of 12” x 12” that reads “DO NOT ENTER-RESTRICTED ACCESS AREA-AUTHORIZED PERSONNEL ONLY” in lettering no smaller than one inch in height.

Applicant shall clearly describe all restricted access areas in the floor plan of the premises, reflecting walls, partitions, counters and all areas of entry and exit. Floor plan attached as part of this application also displays storage/vault room, waste storage and disposal and retail floor and POS areas.

Access Control Protocols shall apply to the following facility areas:

- General Access Requirements
- Waiting Room
- Dispensary Department/Retail Floor
- Limited Access Areas
- Secure Access
- Emergency Access
- Contingency Access

Access Control Equipment

Pursuant to 410 ILCS 705/15-100(h)(1)(v), Applicant shall work with Base8 and Guardian Security Services, to install access control equipment that deters and prevents unauthorized entrance into the dispensary including electronic door locks on limited and restricted access areas that include devices or a series of devices to detect unauthorized intrusions. These devices may include a signal system interconnected with radio frequency method, cellular, private radio signals, or other mechanical or electronic devices.

Applicant shall prohibit keys from being left in locks or being stored or placed in locations accessible to persons other than specifically authorized personnel. Applicant shall also take additional measures to prohibit accessibility of security measures including combination numbers passwords or electronic or biometric security systems to persons other than specifically authorized DOA.

Electric Mortise locks shall be in fail secure mode, normally locked. Cylinder lock may be used for key entry override. Lever on Exit side will be able to open door with or without lock release and Request-to-exit switch in door lever to masks door alarm. Request-to-exit switch in push bar can also bypass door alarm. Hinge with electric power transfer for electric mortise lock and other Request-to-exit functions shall be outfitted where deemed necessary. The dispensary shall ensure all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

Magnetic locks shall have magnetic bond sensor and push bar shall provide free exit at all times with or without lock release. Emergency door exits will include audible buzzers.

Security Operations 410 ILCS 705/15-100(c); 705/15-100(f); 705/15-100(h); 705/15-100(g); 705/15-100(i)

Pursuant to 410 ILCS 705/15-70(j), Applicant shall only operate between the hours of 6 a.m. and 10p.m.

All signage shall be compliant with 410 ILCS 705/15-65. This includes the display of a placard that states:

“Cannabis consumption can impair cognition and driving, is for adult use only, may be habit forming and should not be used by pregnant or breastfeeding women.”

As Applicant plans to sell edible cannabis-infused products, Applicant shall display placards that state:

“Edible cannabis-infused products were produced in a kitchen that may also process common food allergens”

And, in addition to the aforementioned:

“The effects of cannabis products can vary from person to person and it can take as long as two hours to feel the effects of some cannabis-infused products. Carefully review the portion size information and warnings contained on the product's packaging before consuming.”

All signage shall be larger than 24” by 36” wide and typed with letters no smaller than 2”. Signage shall be clearly visible and readable by all customers and shall be placed in areas where cannabis and cannabis-infused products are sold and may be translated into additional languages as needed.

Applicant shall comply with 410 ILCS 705/15-65(j) by posting notices inside the dispensary that prohibit minors from the premises and prohibits transportation of cannabis or cannabis products across state lines.

Inventory Security

Pursuant to 410 ILCS 705/15-75(b)(1) Applicant shall establish an account with State's verification system, BioTrackTHC, that documents each sales transaction at the time of sale and each days beginning inventory, acquisitions, sales, disposal, and ending inventory. Applicant's General Manager shall serve as its Agent-In-Charge who will have primary oversight of BioTrackTHC and its point-of-sale system. Applicant shall ensure that the point-of-sale system shall be in real-time, web-based, and accessible by the Department at any time. Applicant shall ensure the date of sale, amount, price, and currency is tracked by point-of-sale system for each transaction.

Pursuant to 410 ILCS 705/15-75(b)(2) all inputs into the inventory tracking system shall include the following:

- a description of the products including the quantity, strain, variety, and batch number of each product received
- The name and registry identification number of the licensed adult use cultivation center, craft grower, or infuser providing the cannabis and cannabis-infused products.
- The name and registry identification number of the licensed adult use cultivation center, craft grower, or infuser delivering the cannabis and cannabis-infused products.
- The name and registry identification number of the licensed adult use cultivation center, craft grower, or infuser receiving the cannabis and cannabis-infused products.

In the event that the Applicant identifies an imbalance in the amount of cannabis after the daily inventory reconciliation, or through other means due to theft, criminal activity, or suspected criminal activity, the Applicant shall immediately determine the reasoning for and circumstances of the reduction and enact a Corrective Action Preventive Action (CAPA) Plan, and notify the Department as appropriate.

Screening and Monitoring

Applicant will use dispensing organization agent identification cards (DOAID) with radio frequency identification capabilities and access controls with biometric monitoring capabilities to properly monitor DOAs throughout the facility during all operations. Pursuant to 410 ILCS 705/15-40(b), Applicant shall ensure that all agents their agent identification cards visible at all times.

Pursuant to 410 ILCS 705/15-40(c), Applicant shall ensure that all agent identification cards contain the following information:

- Name of cardholder
- Date of issuance and expiration of agent identification cards
- Random 10-digit alphanumeric identification number containing at least 4 numbers and at least 4 letters that is unique to cardholder
- A photograph of the cardholder

Applicant shall ensure that all DOAID shall be immediately returned to the dispensing organization upon termination of employment. Applicant shall ensure that all receipt of DOAIDs occurs in an area of the dispensary that is under at least four different angles of surveillance. Security Manager and additional security agents shall be present at time of forfeiture of DOAID to confirm third-party witness and properly maintain chain of custody for destruction/disposal of defunct DOAID from terminated employee.

Pursuant to 410 ILCS 705/15-40(f) Applicant shall immediately report any lost DOAIDs to the Department of State Police and the Department immediately upon discovery of the loss.

Operations: Safety Procedures for DOA and Purchasers

Safety and Health Management System

Applicant shall work to establish a written SHMS to address the scope and complexity of potential hazards at the facility. Applicant shall ensure SHMS incorporates the following elements of Occupational Health and Safety Administration (OSHA) Voluntary Protection Program (VPP):

- Management Leadership and Employee Involvement
- Worksite Analysis, Hazard Prevention and Control
- Safety and Health Training

SHMS shall account for specific variables such as size and complexity of the site and its hazards, staffing projections, potential expansion and scalability over time. Applicant shall ensure that communication between all Leaders, General Manager/Agent-In-Charge, Managers and dispensing Organization Agents (DOA) increases as purchaser flow and worksite capacity also increases.

SHMS shall be consolidated into one document rather than several program documents to simplify content for DOA and promote accuracy of recordkeeping and data collection.

Management Commitment and Leadership

SHMS shall include a mission statement that clearly defines core safety and health values for the organization and a policy statement that outlines what the dispensary facility commits to doing to accomplish its mission statement.

SHMS shall ensure that all leaders set examples by practicing proactive visible leadership behaviors that demonstrate commitment to SHMS including:

- Establishing clear lines of communication
- Setting examples of healthful and safe behavior
- Creating an environment that allows for reasonable DOA access to top dispensary management
- Clearly defining roles and responsibilities in writing with no unassigned areas to ensure all DOA are able to describe their responsibilities for safety and health.
- Assigning commensurate authority to those who have responsibility
- Affording adequate resources to those who have authority including budget, equipment, training, etc.
- Holding all staff accountable for meeting safety and health responsibilities

SHMS shall include written annual goals that are clear, attainable, measurable, and relevant to bringing about a safe and healthy work environment at the dispensary. Applicant shall use trending issues that dispensaries may experience over time as a baseline to drive goals and objectives.

Applicant shall develop a process to annually review and revise SHMS goals and objectives and communicate with all relevant personnel regarding review, performance and potential changes. Review process will include specific ties between annual results of SHMS and goals and objectives that help guide further system development.

Planning

Applicant shall ensure that SHMS allows for resources including designated staff, equipment, training, and safety awareness promotions to be integrated in the planning process to ensure adequate budget development.

Authority Line and Accountability

Applicant shall outline clearly documented and communicated information (e.g. organization charts, job descriptions) regarding the assignment of line and staff for authority in the SHMS and responsibility for achieving SHMS goals and objectives and distribute to all personnel and contractors.

Applicant will incorporate guidance from OSHA regarding SHMS authority delegation. Potential attempts to delegate too much authority in safety and health efforts will likely result in failure, as there will be insufficient management leadership, which is necessary for successful injury and illness prevention.

Applicant will develop a disciplinary process (policy, procedures, and consequences) for SHMS infractions as well as a system of rewards, positive reinforcement and recognition for all SHMS performance.

Hazard analysis, tracking and reporting

Applicant shall conduct a baseline safety and health hazard analysis to identify all hazards throughout the facility including a review of comprehensive surveys of DOA, self-inspection results, previous events or mishaps in dispensaries, injuries, and complaints of workplace hazards, etc. A baseline survey and analysis is a first attempt at understanding the hazards at a worksite and it establishes initial levels of exposure (baselines) for comparison to future levels, so that changes can be recognized. The main functions of a baseline hazard analysis are to:

- Identify and document common safety hazards associated with the site (such as those found in OSHA regulations or building standards, for which existing controls are well known), and how they are controlled.
- Identify and document common health hazards (usually by initial screening using direct reading instruments) and determine if further sampling is needed.
- Identify and document safety and health hazards that need further study.

- Cover the entire worksite; indicate who conducted the survey, and when it was completed.

Applicant shall also conduct a baseline Industrial Hygiene Study, including chemical inventory, review of previously reported hazards in the cannabis dispensary environment, trends, and illnesses, to identify and quantify personnel exposures to typical health hazards such as noise, chemical exposure, dust, etc. Applicant will also develop a process to record, track, and report industrial hygiene data including all information (i.e. sampling time, date, personnel, job title, concentrated measures, and calculations) to assist the facility in future industrial hygiene sampling efforts.

Hazard Analysis of Significant Changes

Applicant shall conduct a pre-use analysis when considering new equipment such as scales.

Hazard Analysis of Routine Activities

By the time operations commence, Applicant shall ensure effective hazard analysis program has been developed that identifies and documents health and safety hazards of routine jobs, tasks, and procedures, ensuring non-supervisory personnel are involved in the process. Hazard analysis of routine activities shall include task-based or system-based processes that are performed to identify hazards of routine jobs, tasks, and processes in order to recommend adequate hazard controls. Acceptable techniques include, but are not limited to: Job Hazard Analysis (JHA) and Process Hazard Analysis (PrHA).

Hazard analysis of routine tasks shall describe where hazards can occur (environment), who or what hazards may impact (exposure), what precipitates hazards (trigger), the outcome should hazards occur (consequence), and other contributing factors.

Routine Inspections

Applicant shall develop a system for tracking and monitoring results of routine self-inspections of the workplace.

Hazard Reporting

Applicant will put an effective Hazard-Reporting System (HRS) in place. HRS allows personnel to use specific tools to notify management in writing (or via alternate methods), without fear of reprisal about possible hazardous conditions. It provides timely and adequate response and ensures hazards are tracked until abated or controlled. A minimally effective system will identify hazards associated with normal operations at the site.

Applicant shall conduct regular hazard reporting inspection that verifies that existing controls are still in place and effective. Applicant understands that a dynamic dispensary work environment where conditions change frequently may need more frequent inspections.

Hazard Tracking

Applicant shall ensure that SHMS includes effective hazard tracking system to correct the hazards identified through previously mentioned baseline safety and industrial hygiene surveys, hazard analyses of routine jobs, self-inspections, near miss reports, personnel reports of hazards, trend analysis, and mishap investigations.

Applicant shall institute a documented system to ensure that hazards identified by any means (self-inspections, accident investigations, employee hazard reports, preventive maintenance, injury/illness trends, etc.) are assigned to a responsible party and corrected as part of a Corrective Action Preventative Action (CAPA) Plan in a timely fashion.

Accident/Incident Investigation

Applicant shall establish a written process for mishap and near miss investigations and confirm that results of mishap and near miss investigations are reviewed to identify any previously addressed hazards that contributed to the mishap or near miss. Any and all appropriate reporting requirements for employers shall be observed.

Hazard Prevention

Applicant shall develop hazard controls based on specific hazards that DOA could be exposed to during daily operation, the severity of the hazards and the risks that the hazards pose to personnel. Applicant shall use a risk matrix to help decide which hazards would be appropriately mitigated with elimination, engineering controls, administrative defense. Applicant has defined the following hazard control categories for dispensary operations:

- Electrical Hazards
- Exposures to Airborne Contaminants
- Hazardous Energy – Lockout/Tagout
- Heat Illness Prevention
- Injury and Illness Prevention Program
- Machine Hazards
- Point of Operation Hazards
- Pressure Vessels
- Repetitive Motion Injuries
- Sanitation and Pest Control
- Slips, Trips, Falls and Use of Ladders

Applicant will ensure the use of engineering controls and SOPs to reduce exposure to hazards. This shall include:

- HVAC

- Regular facility maintenance
- Personal Protective Equipment
- Prohibition of Smoking and Vaping in the Workplace

SHMS Evaluation and Recordkeeping

Applicant shall establish written procedures enabling the facility's personnel, managers, or trained outsiders to evaluate the entire SHMS annually addressing the four key elements and all the sub-elements of OSHA VPP that Applicant strives to uphold.

Emergency Response

Pursuant to 410 ILCS 705/15-65(a)(2), Applicant shall develop an Emergency Response Plan for response to local, state and national emergencies including natural disasters. Applicant will incorporate guidance from the State of Illinois Emergency Management Agency (IEMA) and the Illinois Emergency Operations Plan (IEOP) to develop Emergency Response Plan to manage response and recovery to emergencies and disasters Applicant may experience throughout operations. Incorporating these guidelines into Emergency Response Plan will allow for safe, efficient and timely actions to assist DOAs, purchasers and the community in preparation for and during response and recovery procedures and maintaining continuity of operations throughout.

Applicant shall establish and communicate standard operating procedures (SOPs) for responding, during all shifts, to all types of emergencies including fire, chemical spill, mishap, terrorist threat, natural disaster and active shooter situations. SOPs shall include emergency evacuation plans, emergency telephone numbers, how personnel are notified of emergency situations, and who is responsible for handling each type of emergency and their respective title(s). Applicant shall ensure all contractors, visitors, and vendors are made aware of emergency procedures including alarms, evacuation routes, muster locations and other relevant information. Applicant will verify and incorporate feedback on Emergency Response Plan from Department of State Police and local law enforcement officials.

Applicant shall carry out at least one drill per year for each high risk process, task and activity that is included in the facility's Emergency Response Plan to ensure that DOAs are well-trained for maintenance of plan effectiveness. Applicant shall carry out consistent preventative and predictive maintenance for all equipment at the facility including all access controls, alarms, cameras, floor and floor surfaces, entrances, exits, parking lot features and associated exterior features throughout the property.

Applicant will work with local officials and Department of State Police to ensure proper function of maintenance of traffic lights, crosswalk/walkway notification signs, streetlights and other local fixtures that may facilitate effective community-wide emergency response.

Fire Detection and Response

Applicant shall include fire as an emergency that requires a response plan highlighted in 410 ILCS 705/15-65(a)(2) and shall develop a Fire Detection and Response module as part of Emergency Response Plan.

National Fire Protection Association (NFPA) 72 National Fire Alarm Code NFPA 72 National Fire Alarm Code covers the application, inspection, testing, location, performance and maintenance of fire alarm systems. This code establishes the minimum level of performance but does not establish the only methods by which these requirements are to be achieved.

Applicant will follow fire safety management protocols typical of a retail environment including implementing the following SOPs:

- Designating and training persons who will be on-site and in charge of fire safety management (primarily the General Manager/Agent-In-Charge (and on-site managers);
- Performing and documenting an annual fire risk assessment by qualified fire prevention and suppression consultant, Department of State Police and/or local law enforcement
- Generating and updating a Fire Safety module within the Emergency Response Plan (ERP)
- Maintaining a fire safety checklist and logbook

- Performing annual maintenance of fire extinguishers
- Incorporating fire safety procedures into initial and annual training
- Additional measures as deemed necessary or recommended by inspectors.

Alarms

For fire detection services and equipment, General Manager/Agent-In-Charge will work with Security Manager and Base8 and Guardian Security Services to install an alarm system capable of detecting smoke, fire and carbon monoxide.

In compliance with NFPA recommendations, General Manager/Agent-In-Charge will test all fire alarm and notification systems every 30-day period at minimum. Applicant's security vendor Base8 and Guardian Security Services will install security alarms that work cohesively with panic button alarms and other alarm systems for adequate fire detection.

General Manager/Agent-In-Charge and Training Director will also be responsible for training all employees on all aspects of the Fire Safety and Evacuation Plan. Fire inspectors may devise or advise on all such training, which will be tailored to the proposed location. During training, staff will be appointed as lead fire safety captains and equipped with conspicuous caps to wear in the event of a fire emergency. Training will include, at minimum:

- The location of all points of emergency egress, and/or escape routes
- Primary and secondary rally points
- The location of all fire extinguishers

- Procedures to assist individuals that are unable to use the general means of egress and/or escape route(s)
- Potential fire hazards and fire prevention techniques
- Proper accounting of personnel following evacuation
- The identification of individuals in need of immediate rescue or medical attention.

General Manager/Agent-In-Charge will ensure the safety of the facility and personnel by establishing the proper protocol for Emergency Evacuation Drills. All Fire Safety and Evacuation Plans will be made available to the neighboring buildings, businesses and establishments.

In accordance with Occupational Safety and Health Administration (OSHA) standards, General Manager/Agent-In-Charge will verbally communicate the fire prevention and suppression plan and provide employees with a written document for their individual review. The plan will also be included in the employee manual and aspects of the plan, such as evacuation routes and rally points, will be posted at required locations on the dispensary's premises.

Dispensary managers will also be trained to check the pressure gauge on all fire extinguishers monthly to ensure that the devices are still functional and to replace fire extinguishers that have been used or damaged, such that the extinguishers are available should the need for fire suppression arise. In their training materials, all employees will be given the name and phone number of the local fire department and the number will be posted at key locations in the dispensary.

General Manager/Agent-In-Charge will review fire evacuation plans with Guardian Security Services and/or the Joliet Fire Department. During the training, staff will be appointed as lead fire safety captains and equipped with conspicuous caps to wear in the event of a fire emergency.

Fire Detection

Applicant shall contract with Guardian Security Services to inspect, test, and certify the facility's fire alarm system according to NFPA Standards, as well as detect and mitigate potential deficient areas of Applicant's fire protection system. This includes the inspection and testing of all manual pull stations, alert/alarm methods (strobes and horns), smoke and heat detectors, duct detectors, annunciator panels, the main alarm panel and any communications sub-panels and battery backup supplies.

Guardian Security Services shall provide Applicant with inspection and testing reports of detection and alarm systems, accessible online for one year following the inspection and available to the Joliet Fire Department upon request.

Guardian Security Services shall utilize their robust knowledge of NFPA and other industry standards in their installation process of the fire alarm and guarantee use of quality materials and products.

Repairs to Applicant's alarm systems shall be regularly scheduled, and in the event of an emergency, Base8 and Guardian Security Services qualified technicians shall repair the fire protection system, ensuring that it will return to working order within two hours of request for repair.

Fire Suppression Systems

To ensure the suppression of a possible facility fire, Base8 and Guardian Security Services shall install, service, and repair every component of Applicant's fire sprinkler system. Applicant shall also contract with Base8 and Guardian Security Services to complete inspections, testing and certification, according to NFPA standards, as well as detect and mitigate deficient areas of the company's fire sprinkler system.

Base8 and Guardian Security Services shall provide inspection and testing reports for suppression systems, accessible online for one year following the inspection and available to Joliet Fire Department upon request.

In accordance with NFPA 25 National Fire Alarm Code, Applicant shall contract with Base8 and Guardian Security Services to conduct the following inspections and tests for its water-based fire protection system:

- Inspection of Wet, Dry, Pre-action and Deluge systems
- Repair of all systems
- Complete testing of Fire Pumps
- Full flow tests
- Repair and maintenance of Electric and Diesel Fire Pumps
- Full Wet Trip Tests of Dry Pipe Valves as required
- Exercise and Lube of all OS and Y Valves
- Testing of all Flow, Tamper and Pressure Switches
- Visual inspection of Sprinkler Systems
- Static and Residual Main Drain Readings Recorded

In addition to a fire sprinkler system and to effectively suppress the onset of fires at the facility, Applicant shall contract with Base8 and Guardian Security Services to provide a fire extinguisher, extinguisher inspection, services and training.

Base8 and Guardian Security Services shall provide Applicant inspection and testing reports on water-based suppression systems, accessible online for one year following the inspection and available to the Joliet Police Department and Joliet Fire Department upon request.

Guardian Security Services shall provide comprehensive onsite training for all company employees to properly and safely use portable fire extinguishers. All Guardian Security Services portable extinguisher technicians are trained, tested and licensed to service and recharge portable fire extinguishers.

In accordance NFPA 10, Applicant shall ensure annual fire extinguisher inspections are conducted by Guardian Security Services. Every six years, Guardian Security Services shall disassemble all facility fire extinguishers and thoroughly inspected for damage. The “O” ring and valve stems shall be replaced, and the extinguisher shall be recharged. Every 12 years Guardian Security Services shall break down and empty facility fire extinguishers and test the cylinder for defects. If the cylinder passes it shall be recharged with new chemical and put back in service.

Onsite Medical Response

All management-level staff and security personnel will be trained in Red Cross-certified adult and pediatric first aid, CPR, and the use of automatic electronic defibrillators (AEDs). All personnel will be trained in onsite AED usage, will be apprised of the locations of said devices, and the protocol to be followed with respect to notifying the onsite medical professional, security, Management, and the local emergency response authorities of a medical emergency on site.

Cold Weather/Winter Storm Preparedness and Response

Applicant will incorporate guidance from IEMA and National Weather Service (NWS) to help prepare for and keep DOAs, purchasers and the community safe during harsh winters and winter storms. Applicant acknowledges the grave potential for winter storms to create harsh conditions and damage various elements of the community and will act accordingly with preparation and response measures.

Facility Management

Part of Applicant’s facility management duties will include effective winter storm preparation and response. General Manager/Agent-In-Charge shall be responsible for checking weather forecasts regularly and coordinating with Facility Manager to ensure proper levels of sidewalk salt, sand, shovels, personal protective gear including gloves, hats, jackets and boots, and other cold weather equipment and tools are kept on hand before the storm is projected to occur.

General Manager/Agent-In-Charge will work with Facility Manager to develop a rotating schedule of Facility personnel who are responsible for shoveling snow throughout accumulation, salting and sanding sidewalks once accumulation has ceased, continually carrying out salt and sand application after accumulation has stopped to avoid further freezing in dropping temperatures and visual and physical inspection to ensure sidewalks, entrances, loading docks, ramps, and other areas of the facility are kept free of snow and ice. Applicant acknowledges the physical and legal liability of injuries to purchasers, DOAs, and passing pedestrians and shall commit to providing pedestrians with the ability for safe foot traffic and maintaining a safe property free of snow, ice and associated hazards.

Applicant will ensure General Manager/Agent-In-Charge takes the following steps to winterize the facility

- Outfitting walls, ceilings, attics and any other areas with proper insulation
- Caulking and weatherizing doors and windows
- Installing storm windows and/or covering windows with plastic when applicable

Applicant will ensure the following steps to prevent frozen water pipes:

- Locating and insulating pipes most susceptible to freezing, including those near outer walls
- Using heat tape or thermostatically controlled heat cables to wrap pipes
- Sealing any leaks that allow cold air inside spaces where pipes are located
- Disconnect hoses and shut off and drain water from pipes leading to outside faucets
- Ensure all DOA have proper knowledge of shutting water off in the event of a pipe burst

Applicant will carry out the following preparedness measures for possible isolation in the workplace in the event of a severe winter storm:

- Ensuring possession of sufficient heating fuel
- Having emergency heating equipment and fuel sources on site to keep at least one area of the facility warm
- Ensuring proper ventilation during heat equipment use to avoid carbon monoxide poisoning
- Hanging blankets over the windows at night and taking them down to let sun shine through windows during the day

Applicant will make available IEMA Winter Storm Preparedness Guide to every DOA as part of onboarding and training materials as well as at front-end at each POS location for purchaser education materials.

Applicant shall make it the responsibility of General Manager/Agent-In-Charge to gather emergency supplies and create Emergency Supply Kits for the facility. Applicant shall include the following items in Emergency Supply Kit:

- Battery-powered commercial radio with extra batteries
 - Battery-powered National Oceanic and Atmospheric Administration (NOAA) Weather Radio
 - Cellular phone and charger
 - Blankets and/or sleeping bags
 - Flashlight with extra batteries
 - High-calorie nonperishable foods that do not require refrigeration or cooking such as granola bars, cereal, canned food and dried fruit

- Water
- Smaller can and water proof matches to melt snow for drinking water
- Sack of sand and/or cat litter
- Shovel
- Extra clothing
- A first aid kit
- Non-prescription drugs
- Personal Sanitary items
- Extra medications and special items for babies, the disabled and/ or the elderly
- Windshield scraper and brush
- Tool kit
- Tow rope with loops
- Jumper cables

Active Shooter Response

Applicant shall incorporate guidelines from the Department of Homeland Security into ERP to ensure that all purchasers, DOAs and the community are protected in the event of an active shooter situation in or around the facility.

Applicant shall define an Active Shooter as an individual actively engaged in the killing or attempted killing of other people in a confined and populated area. Active Shooters generally have no selected pattern or method to victim selection and adequate response requires quick and efficient communication with law enforcement, comprehensive knowledge of evacuation routes and response protocol training to ensure effectiveness of response.

While Active Shooter situations do not usually last very long, there is still a gap or delay in the time that it takes for law enforcement to travel to the site of the Active Shooter situation, thus requiring internal standard operating procedures (SOPs) for effective response. Applicant will incorporate the following components into its ERP:

- Highlighting a preferred method for reporting emergencies
- Evacuation routes and timing during Active Shooter situation
- Contact information for Department of State Police and local law enforcement
- Information concerning local hospitals including name, telephone number and distance from facility
- Emergency Notification System to alert various parties of emergency

Applicant shall encourage all DOAs to maintain awareness of environment and any possible dangers at all times. Security-related training modules shall include locations of all exits and evacuation routes of all facilities, how to navigate them and when to stay in their current location. Security-related training modules shall also include a series of mock Active Shooter exercises as well as knowledge translation regarding recognition of the sound of gunshots, reacting when gunshots are heard, evacuating certain rooms, hiding out, acting against an Active Shooter as a last resort, calling 911, reacting when law enforcement arrives and adopting the survival mindset during times of crisis.

Applicant will ensure that facility has at least two evacuation routes and post-evacuation route notices in conspicuous locations throughout the facility. There will be two panic buttons located: one in the waiting room, and another located in the POS area in the event of any major emergencies.

Applicant will include local law enforcement, the Department of State Police and first responders in training exercises when possible. Applicant shall also encourage these entities to train for active shooter scenarios at its facility to facilitate a stronger relationship and a more secure community.

Operations: Procedures and Standards for Security Equipment and Design Surveillance Equipment Standards

Applicant will uphold rigorous standards for Surveillance System design, implementation, inspection and maintenance in coordination with organizations such as the United States Department of Homeland Security and the United States Drug Enforcement Agency. Surveillance System shall be designed to incorporate scalability for surveillance technology as purchaser flow increases and to account forms of operational expansion.

Industry Standards for Resolution

All cameras shall have the ability to produce a clear, color, still photo from the surveillance video, either live or recorded. Cameras shall embed all video surveillance recordings with a date and time stamp. All cameras shall record for 24 hours, and all recordings shall be made available to the Department for immediate viewing upon request. Recordings shall not be destroyed or altered and shall be retained for 180 days, doubling the minimum requirements of 90 days.

Applicant shall incorporate the following Surveillance categories for all components of Surveillance System in the design and implementation phase of rollout:

General Surveillance

- Resolution: 20 to 30 pixels per horizontal foot of coverage
- Provides for viewing or recording general information such as activity or movement within a certain area, such as traffic flow or activities, or unauthorized entry.
- Mostly used in areas that record minimum security Limited Access Areas throughout the facility

Identification

- Resolution: 40 to 50 pixels per horizontal foot of coverage
- Specifically providing resolution for the ability to recognize a person's face or read license plates.
- Mostly used in exterior cameras in places such as in the parking lot, on the front street and above all main entrances and exits

High-Detail

- Resolution: 70 to 90 pixels per horizontal foot of coverage
- Provides the ability to identify every detail within the FOV
- Mostly used in areas where propensity for diversion, theft or loss is highest such as in Storage Room, Vault Room and associated corridors,

Applicant views 4k resolution (4096 x 2160 pixels) as beyond sufficient for all three of these categories and will look to outfit cameras and monitors with 4k resolution where applicable and cost-effective

Placement

Applicant shall conduct a site risk assessment to determine specific camera placement needs and strategies for all interior and exterior monitored areas. Applicant shall ensure that cameras are not located in places where they may be subject to tampering or accidental adjustments and shall incorporate equipment featuring concealed wiring and protection of the lens assembly from weather and/or physical damage

Cameras shall be placed so that fields-of-view (FOV) are not obstructed and shall not be pointed directly at bright light sources, such as picture windows and spot lights if stationary. PTZ cameras with backlight compensation adjustment shall account for brightness changes on exterior cameras and cameras on sun side of facility (if any) shall have enhanced capabilities.

Applicant shall outfit facility at least one camera for every exit that are aimed toward the interior of the facility. Each camera shall be located where it can obtain an unobstructed frontal view of the head and shoulders of everyone exiting the facility. Exit camera lenses shall be configured to have a depth-of-field that extends from 3'-10' in order to provide focused images of individuals exiting the facility and providing overviews of the interior and head-to-foot views of all points of ingress and egress.

Applicant shall outfit Retail Floor with cameras that record images with unobstructed views at each point of customer transactions with no fewer than two cameras per POS terminal. Cameras shall be specifically focused in any areas where purchasers can be expected to stand. If a window or other security barrier is present, care must be taken to position any cameras that point at or are located near windows shall be adjusted to settings that minimize glare, reflection and other obstructions that may interfere with surveillance.

Exterior cameras shall be placed to provide direct views of the vehicle and record images of vehicles and their respective license plates with clarity and legibility. Additional exterior cameras with wider FOV shall be implemented as needed to record additional vehicle information.

All cameras above doors shall be outfitted with motion detection and/or door contact alarms that automatically initiate settings that display a high-resolution view of the alarmed scene, providing automated, additional layers surveillance.

Guardian Security Services shall outfit all personnel with iPads or laptops that give all Security guards remote access camera footage monitoring for the entire facility while on patrol. Each iPad will allow for connection to each camera feed throughout the facility, allowing guards to monitor all areas of the facility even though they may physically be patrolling the complete opposite side of the facility. The camera feeds on each iPad will have variable speed control and automatic focus capabilities to facilitate smooth target tracking.

Monitors/Monitor tiles/LED Tile Wall will be located in Security/ IT room along with DVR system, backup hardware, connectivity implements and other associated security equipment and implements that require maximum security. Access to Security Office shall be controlled biometrically.

Handheld Cameras

Handheld cameras will be maintained at the Applicant's dispensary operating facility at all times. Hand held cameras will be used to record all fire, security and safety drills. Hand held cameras, additionally, will be used to record evidence in the event of robbery or theft. All video footage recorded from hand held cameras will be maintained in compliance with the Cannabis Regulation and Tax Act.

Power Supply/Wiring

On hot days when air conditioning units overload power grids, or on cold days when electric space heaters or other heating systems are in frequent use, it is likely that there are considerable power availability fluctuations. During the height of summer and winter months, Applicant shall plan accordingly and apply various power conditioning and backup mechanisms for all security equipment.

Inadequate power systems can have various negative implications for video quality throughout the entire system. Applicant will use intelligent design and implementation of power systems to ensure close proximity of power systems to surveillance equipment. In situations where transmission across long distances is required, Applicant shall ensure the design and implementation phase incorporates a focus on wiring and infrastructure. Applicant will also look to use uninterruptible power supplies (UPSs) when possible.

Applicant will work with Base8 and Guardian Security Services to ensure that all security equipment is failsafe against voltage spikes caused by lightning and other natural occurrences.

Applicant will work with Base8 and Guardian Security Services to ensure that hardware components and video signal transmission components align in compatibility and quality to avoid compromising video quality and operational efficiency.

Inspection Schedule

Surveillance System inspection shall be carried out no less than twice per month and all inspection protocols carried out shall be documented in coordination with the Recordkeeping Plan. For exterior cameras with partially exposed housing, Facility Manager/Security Personnel shall inspect camera housings and ensure that there has been no buildup of leaf matter or other natural debris that could inhibit the camera's ability to record images. All wall mounts shall be inspected to ensure the structural integrity for proper function, especially on all PTZ cameras as these mounts carry out the most frequent motion for surveillance. All power supply equipment, wiring and connectivity equipment shall be visually inspected to look for frays, shorts, or any other degradation that may trigger repair or replacement. Monitors shall be inspected to ensure all pixels are currently functional. Any monitors that do not adequately display clear images shall be replaced immediately.

Maintenance

As part of Facility Maintenance Plan outlined in Document VI: Operating Plan, Applicant will work with Base8 and Guardian Security Services to develop and implement a rigid maintenance schedule for all security cameras. Security Camera maintenance shall be carried out no less than once per month and all maintenance protocols carried out shall be documented in coordination with the Recordkeeping Procedures found in the Operating Plan.

For exterior cameras, maintenance protocols shall include:

- Lubrication of all joints and other mount fixtures to ensure proper PTZ capabilities.
- Replacing any wiring housing that has been deteriorated or damaged
- Replacing any lens as needed
- Restarting as needed for restoration of software connectivity

For interior cameras, maintenance shall include:

- Sanitizing and waxing both the inside and outside of any dome enclosures that hold cameras.
- Replace any washers or other components that assist in camera rotation
- Replacing any lens as needed
- Restarting as needed for restoration of software connectivity

Door and Lock Equipment Standards

Applicant shall adopt standards and guidelines from NFPA 80 Standard for Fire Doors and Other Opening Protectives into Security Plan to ensure safe and secure flow for purchasers and DOA

alike, emergency preparedness and ongoing efforts of compliance with 410 ILCS 705/15-100. Doors and lock equipment shall be well-maintained to ensure proper function and to enhance the function of Security Systems that deter diversion, theft and loss.

Placement

Applicant shall outfit a combination of locking mechanisms throughout the facility including traditional key locks, electronic RFID locks and biometric control locks depending on the level of access control and room significance.

Traditional Key Locks

Traditional Key Locks will be incorporated in common access areas for both Purchasers including:

- Purchaser Restrooms
- Any offices that do not hold hard copies of important documents

Applicant shall prohibit keys from being left in locks or being stored or placed in locations accessible to persons other than specifically authorized personnel. Applicant shall also take additional measures to prohibit accessibility of security measures including combination numbers passwords or electronic or biometric security systems to persons other than specifically authorized DOA.

RFID Locks

RFID Locks will be outfitted in Limited Access Areas that require Medium-level Security. Locations of RFID Locks include:

- Break Room Door
- Storage Locker-room
- Employee Entrance and Exit to facility

Biometric Access Locks

The following areas will contain cannabis and currency throughout any given portion of day-to-day operations and will be outfitted with biometric access controls:

- Storage room door
- Vault Door
- Currency Safe
- Access to display cases
- Employee entrance/exit

Inspection Schedule

Applicant shall ensure that Facility Manager/General Manager/Security Vendor maintains responsibility of yearly inspection and testing of all doors and lock equipment, correction of any non-conforming occurrences, corrective action be implemented and monitored and records be maintained in accordance with NFPA 80.

Maintenance

Maintenance of all doors shall include a visual inspection is to identify any damaged or missing components that may result in hazards or serious adverse events, including:

- Ensuring no holes or breaks are present on door surfaces
- Proper fire protectant glazing is in tact
- Door structure, frame and hardware are secured and properly functioning
- All parts are in place and nothing is missing
- All self-closing devices are functional
- Door clearances are compliant with NFPA 80
- No field modifications have been carried out
- Any additional security equipment or implements do not interfere with door function

Maintenance of all locking equipment shall include a visual inspection is to identify any damaged or missing components that may result in hazards or serious adverse events, including:

- Any deadbolts or other slide mechanisms are dusted and blown out
- All lock housings are blown out and dusted
- All hardware including screws nuts and washers that hold mechanisms in place are tightened and replaced if stripped
- Biometric pads are wiped down
- Biometric controls are reset as needed to restore software connectivity
- RFID sensors are sanitized and wiped down to ensure proper magnetic function

Vault and Storage Room Standards

Applicant will work to incorporate guidelines from the United States Drug Enforcement Agency into Vault Room design implementation, inspection and maintenance. Applicant shall keep the reinforced vault room and any other equipment or cannabis storage areas securely locked and protected from unauthorized entry. A combination of electronic access controls shall maintain an

electronic daily log of DOA with access to the reinforced vault rooms and knowledge of access code or combination along with entry and exit logs with associated time stamps.

Vault Room shall be designed to incorporate scalability for surveillance technology as purchaser flow increases and to account forms of operational expansion.

Industry Standards for Vault Design

All pre-sale bulk cannabis and cannabis products shall be stored in the vault installed by TL30 Vaults. The vault system meets the following specifications from the DEA Controlled Substances Security Manual-Minimum Standards: Handlers of CI&II Controlled Substances:

- Walls, floor and ceiling constructed of at least 8” of reinforced concrete or other substantial masonry reinforced vertically and horizontally with #4 (½”) steel rods tied 6” on center, or UL listed modular vault panels.
- Door and door frame unit are UL listed burglary-resistant, GSA Class V rated or equivalent, i.e. multiple position Group 1-R combination lock, relocking device, special metal alloy that resists carbide drilling, and in general affords the overall security protection set forth above for safes and security containers.
- Interior and exterior shall be equipped with an alarm system which upon attempted unauthorized entry transmits a signal directly to Applicant, Guardian Security Services, and the Joliet Police Department
- Door is equipped with a contact switches to ensure optimal electrical lacing of walls, floors and ceiling, sensitive ultrasonic or infrared sensors, sensitive sound accumulator system, or other equipment designed to detect unauthorized entry

Vault Room's exterior will be composed of a material that has a Class 125 2-Hour rating for up to 2000 degrees Fahrenheit and that has a Class A Flame Spread Rating. Vault Room interior and associated floors, walls, and ceilings will be composed of a surface and material that is easily cleaned to ensure maximum quality control.

Vault Placement

Applicant has secured the services of TL30 Vaults to provide consulting and design services to ensure maximum security of the vault and secure storage areas of the dispensary operating facility. All walls will be fire/resistance rated for at least 2-hours. Vault doors will be fire/resistance rated for at least 2-hours. These best management practices for security enhance the facility's ability to provide a safe stronghold for cannabis and currency and minimize risk in various capacities.

The vault installed by TL30 Vaults will be in a restricted access area of the dispensary operations facility, located in the Office Room.

DOA Access from Retail Counter

Once Purchaser has decided on final order, DOA shall use RFID card/RFID-outfitted DOAIC kept in clear visible place to access two-way RFID access door behind retail counter, which leads to storage corridor. DOA then inputs biometric data into control on Vault Room door to access stored

inventory. DOA brings along tablet/smartphone containing order manifest to ensure accuracy and prevent diversion. DOA closes door behind them to limit access by any potential intruders and limit potential for theft, diversion or loss.

Once order is retrieved, DOA then exits Vault Room door and closes it behind them and continues through two-way RFID access door behind retail counter. DOA only places order on the counter once two-way RFID access door behind retail counter is closed behind them.

DOA Access from Shipping/Receiving

Once proper product intake protocol has been carried out and incoming product has been integrated into I Heart Jane, Receiver and Inventory Manager sign off on storage entry and Inventory Manager brings order on wheel-outfitted carts through Shipping/Receiving two-way RFID access door and into rear shipping corridor.

Inventory Manager inputs biometric data into access control equipment on rear Vault Room Door and opens door to enter. Inventory Manager places new order in the designated section of the Vault Room based on specific order components including the categories of Raw Flower, Concentrates, Infused Products, or Other in a layout that facilitates a first-in first-out distribution method in compliance with 410 ILCS 705/15-65(a)(4) to ensure oldest stock is distributed first. Once in the vault, all products will be sorted into appropriate containers that will. Applicant will comply with any forthcoming rules or regulations relating to the refrigeration, hot-holding, and handling of cannabis-infused products highlighted by 410 ILCS 705/55-5(a). Pursuant to 410 ILCS 705/15-65(a)(3), Applicant will develop separate storage SOPs for the segregation and destruction of outdated, damaged, deteriorated, misbranded, or adulterated cannabis and associated mechanisms for written documentation and recordkeeping of the cannabis disposition.

Inventory Manager then proceeds out of either the rear or front biometrically controlled door of the Vault Room to either the Shipping/Receiving or to the Retail Counter based on workflow throughout day-to-day operations. Biometric access control equipment shall log every single entry and exit into Vault Room to ensure recordkeeping compliance with 410 ILCS 705/15-110.

Operations: Preparation and Training

Security Training Module will be one portion of Agent Training and Education Plan that is heavily focused on Security Operations as defined by 410 ILCS 705/15-100 and that maintains compliance with all other Sections of Articles 15 and 55. Each subsection of Security Training Module accounts for internal Security goals as defined by various sections and subsections of Security Plan. Security Training Module shall reinforce all knowledge and abilities that are required of DOA to carry out safe, secure operations for themselves and for purchasers. Security Training Module will enhance DOA abilities to rise through the internal ranks of Applicants dispensary with comprehensive knowledge of Security protocols and achieve certain staffing goals.

All DOAs will undertake initial training in Security Plan and associated subsections including Security Systems, Security Operations, Safety Plan and Enhanced Product Safety Plan prior to beginning work at the facility. These training modules will include a heavy emphasis on how to prevent and detect the diversion and theft of cannabis through various system operations and protocols. To further enhance Applicants ability to implement and improve Diversion and Theft

Prevention Plan component of Security Plan, Security Training Module will include comprehensive component in Diversion, Theft and Loss Prevention. DOAs will have onsite access to a physical copy of the Applicant's SOPs for diversion and theft prevention and response. All DOAs will receive annual refresher training courses, as well as ad hoc training when regulations, research, or procedures are updated or change.

To further enhance Applicants ability to implement and improve Safety Plan component of Security Plan, Security Training Module will include comprehensive component in emergency response protocols for the following situations:

- Electrical Hazards
- Exposures to Airborne Contaminants
- Hazardous Energy: Lockout/Tagout
- Heat Illness Prevention
- Injury and Illness Prevention Program
- Machine Hazards
- Point of Operation Hazards
- Pressure Vessels
- Repetitive Motion Injuries
- Sanitation and Pest Control
- Slips, Trips, Falls and Use of Ladders

Security Training Module shall include extensive drills for fire detection and response, extreme weather even response, and Active Shooter response one per month. Security Training Module shall also include extensive training in contingency planning and shall inform all DOAs on SOPs to restore full operational status once an emergency or serious adverse event has occurred. Familiarizing DOAs with emergency response protocols and contingency planning to restore operations will be crucial in creating a safe, stable workplace for all DOAs and reinforcing and strengthening all of Applicant's emergency response tactics.

DOAs will have onsite access to a physical copy of the Applicant's SOPs for emergency response and workplace safety. All DOAs will receive annual refresher training courses, as well as ad hoc training when regulations, research, or procedures are updated or change.

To further enhance Applicants ability to implement and improve Enhanced Product Safety Plan component of Security Plan, all DOAs will be expected to undertake Americans for Safe Access' (ASA) Patient-Focused Certification training within one calendar year of employment and continue

associated ASA training modules as needed. All training will be documented in the employee file for the facility employee, including the name of the trainer, and the date, duration, and content of the training.

Reinforcement with Compliance Training

In order to understand compliant Security Operations, DOAs must understand the bigger picture compliance requirements that the organization faces. Security Training Module shall be reinforced by ongoing compliance training throughout Compliance Training Module.

Compliance Training Module will teach all DOAs how to conduct operations in a compliant dispensing organization and will serve as a foundation to build on top of as Security Training Module is carried out. All DOAs will receive detailed Applicant-specific training on compliance, applicable laws, policies, and procedures. Compliance Training Module training includes the following training focuses:

- (i) Health and safety concerns of cannabis use, including the responsible use of cannabis, its physical effects, onset of physiological effects, recognizing signs of impairment, and appropriate responses in the event of overconsumption.
- (ii) Training on laws and regulations on driving while under the influence.
- (iii) Sales to minors prohibition. Training shall cover all relevant Illinois laws and rules.
- (iv) Quantity limitations on sales to purchasers. Training shall cover all relevant Illinois laws and rules.
- (v) Acceptable forms of identification. Training shall include:
 - (I) How to check identification; and
 - (II) Common mistakes made in verification;
- (vi) Safe storage of cannabis;
- (vii) Compliance with all inventory tracking system regulations
- (viii) Waste handling, management, and disposal;
- (ix) Health and safety standards;
- (x) Maintenance of records;
- (xi) Security and surveillance requirements;
- (xii) Permitting inspections by State and local licensing and enforcement authorities;
- (xiii) Privacy issues;
- (xiv) Packaging and labeling requirement for sales to purchasers; and
- (xv) Other areas as determined by CRTA.

MEMORANDUM TO: Kuntal Shah
Bisa Lina Dispensary

FROM: Shahrzad Ainkeshavarzi
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: February 5, 2025

SUBJECT: Traffic Impact Statement
Proposed Dispensary
Joliet, Illinois

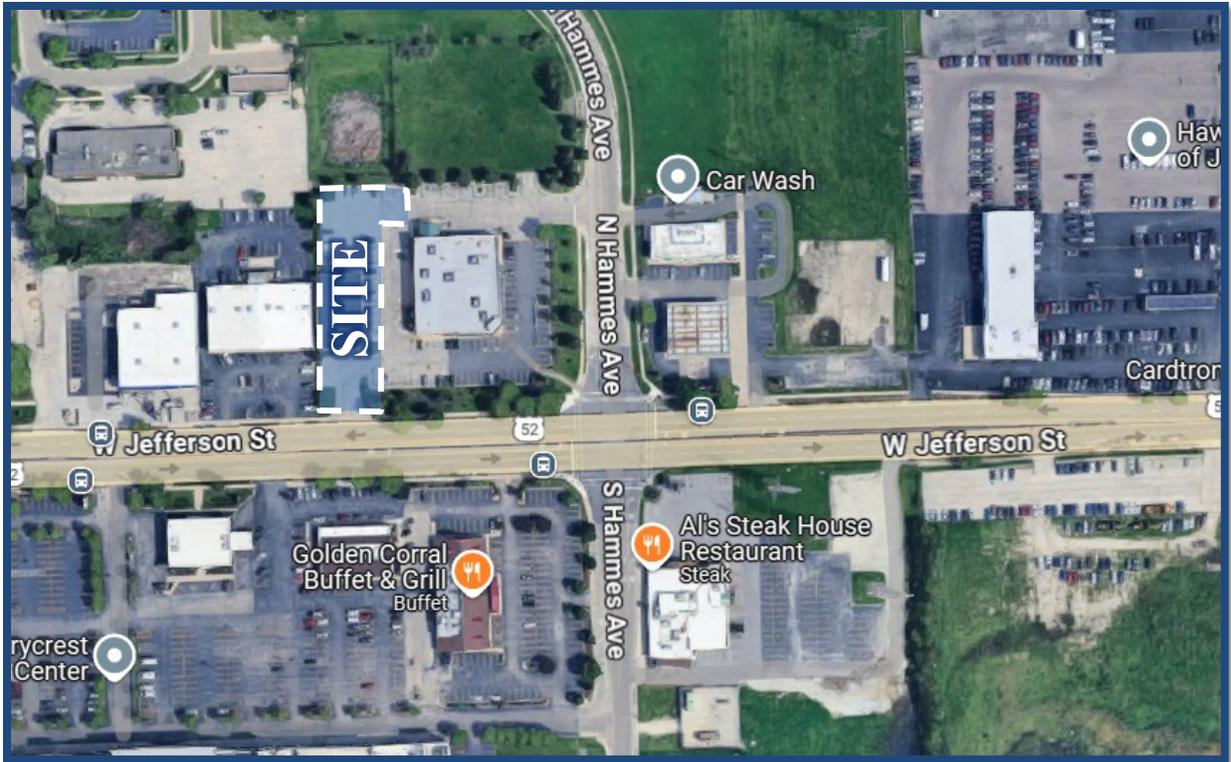
This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed dispensary to be located at 2121 W. Jefferson Street in Joliet, Illinois. The site is located on the north side of Jefferson Street between Springfield Avenue and Hammes Avenue adjacent to Walgreens. As proposed, the plans call for repurposing the existing 6,000 square-foot building into a dispensary with 36 off-street parking spaces. Access to the proposed dispensary will continue to be provided off Hammes Avenue and Jefferson Street. **Figure 1** shows an aerial view of the site.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed dispensary on the area roadway system and the adequacy of the access system and the proposed parking supply.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and available average daily traffic volumes along the adjacent area roadways.

Jefferson Street (US 52) is an east-west other principal arterial roadway which generally provides two travel lanes in each direction in the vicinity of the site separated by a median that accommodates exclusive left-turn lanes. At its signalized intersection with Hammes Avenue, Jefferson Street provides a left-turn lane, a through lane, and a combined through/right-turn lane on the eastbound and westbound approaches. Standard-style crosswalks are provided on both the east and west legs of the intersection. At its unsignalized intersection with the site three-quarter movement access drive, Jefferson Street provides a shared left-turn/through lane and a through lane on the eastbound approach and a through lane and a combined through/right-turn lane on the westbound approach. The access drive provides an exclusive right-turn lane on the southbound approach. Sidewalks are generally provided on both sides of the roadway. Jefferson Street is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a Strategic Regional Arterial (SRA), carries an Annual Average Daily Traffic (AADT) volume of approximately 26,200 vehicles (IDOT 2023), and has a posted speed limit of 35 miles per hour.



Aerial View of Site

Figure 1

Hammes Avenue is a north-south major collector roadway that generally provides one travel lane in each direction in the vicinity of the site. At its signalized intersection with Jefferson Street, Hammes Avenue provides a left-turn lane, a through lane, and a right-turn lane on the northbound and southbound approaches. A high-visibility crosswalk is provided on the north leg, and a standard-style crosswalk is provided on the south leg. Sidewalks are generally provided on both sides of the roadway. At its unsignalized intersection with the site full movement access drive, Hammes Avenue provides a shared left-turn/through lane on the northbound approach and a shared through/right-turn lane on the southbound approach. The access drive provides an exclusive left-turn lane and an exclusive right-turn lane on the eastbound approach. Hammes Avenue is under the jurisdiction of the City of Joliet, carries an AADT volume of approximately 3,000 vehicles (IDOT 2023), and has a posted speed limit of 30 miles per hour.

Traffic Characteristics of the Proposed Dispensary

As indicated earlier, the 6,000 square-foot building will be reoccupied by a dispensary with access provided via the existing access three-quarter drive off Jefferson Street and a full movement access drive off Hammes Avenue which has a signalized intersection with Jefferson Street. Both access drives are shared with Walgreens located on the east side of the site.

Below is the summary of our understanding of the operational characteristics of the proposed dispensary according to the operator:

- The dispensary is expected to operate seven days a week from 9:00 A.M. to 10:00 P.M.
- The dispensary is expected to serve 300 to 700 customers per day.
- The dispensary is expected to have a peak period between 4:00 P.M. to 8:00 P.M.
- The dispensary is expected to serve approximately 50 to 80 customers per hour during the peak period and serve approximately 15 to 40 customers during the off-peak hours.
- Thursday and Friday are expected to be the busiest days.
- The average time a customer spends at dispensaries will be five to ten minutes.
- A significant number of orders will be online and pre-order, which will reduce the processing time for customers inside the store, which in turn will reduce the parking demand.

A copy of the proposed site plan is included in the Appendix.

Dispensary Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed dispensary was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Marijuana Dispensary” (Land Use Code 882) rate was used for the proposed development. **Table 1** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
882	Dispensary (6,000 s.f.)	33	30	63	57	57	114	633	633	1,267

Trip Generation Comparison

The amount of traffic that will be generated by the proposed dispensary was compared with the traffic that would be generated by the Napa Auto Parts store that previously occupied the existing building using ITE trip rates. Land-Use Code 943 (Auto Parts and Service Center) was used to estimate traffic for the former Napa Auto Parts store. **Table 2** was prepared summarizing the comparison.

Table 2
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
882	Dispensary (6,000 s.f.)	33	30	63	57	57	114	1,267
943	Auto Parts and Service Center (6,000 s.f.)	<u>8</u>	<u>3</u>	<u>11</u>	<u>5</u>	<u>7</u>	<u>12</u>	<u>100</u>
	Difference	+25	+27	+52	+52	+50	+102	+1,167

As can be seen, while the proposed development will generate more trips, the increase in trips translates into less than one vehicle per minute during the morning peak hour and less than two vehicles per minute during the weekday evening peak hour.

Traffic Evaluation

Based on a review of the trip generation estimates and a previous study conducted by KLOA, Inc. in 2022 in the area, as well as the amount of traffic that traverses the adjacent roadway system, the dispensary-generated traffic will not have a detrimental traffic impact on the area roadways based on the following:

- The proposed dispensary will generate approximately 63 trips during the weekday morning peak hour, 114 trips during the weekday evening peak hour, and 1,267 trips daily.
- The morning and evening peak hour trips will average approximately one and less than two trips per minute, respectively.
- The daily traffic that will be generated by the proposed dispensary will increase the traffic on Jefferson Street and Hammes Avenue by three percent.
- The peak hour traffic that will be generated by the proposed dispensary will increase traffic at the intersection of Jefferson Street with Hammes Avenue by approximately four percent. Previous analyses completed for the intersection of Jefferson Road with Hammes Avenue indicated that this intersection has adequate reserve capacity to accommodate the increase in traffic resulting from the proposed dispensary.

Access Evaluation

As previously indicated, access to the site is currently provided off Jefferson Street via a three-quarter movement access drive and off Hammes Avenue via a full movement access drive. Given the location and design of these two access drives, as well as the amount of traffic that will be generated by the proposed dispensary, the access drives will be adequate and will ensure that an efficient and flexible access system will be provided.

Parking Evaluation

As proposed, the site will provide a total of 36 parking spaces. In order to assess the adequacy of the provided parking supply to meet the expected parking demand of the proposed development, the peak parking demand was estimated based on rates included in ITE's *Parking Generation Manual*, 7th Edition as detailed below:

- Land-Use Code 882 (Marijuana Dispensary) was utilized for the dispensary at a ratio of 5.55 spaces per 1,000 square feet. With the size of the building of 6,000 square feet, the dispensary should provide 34 parking spaces.

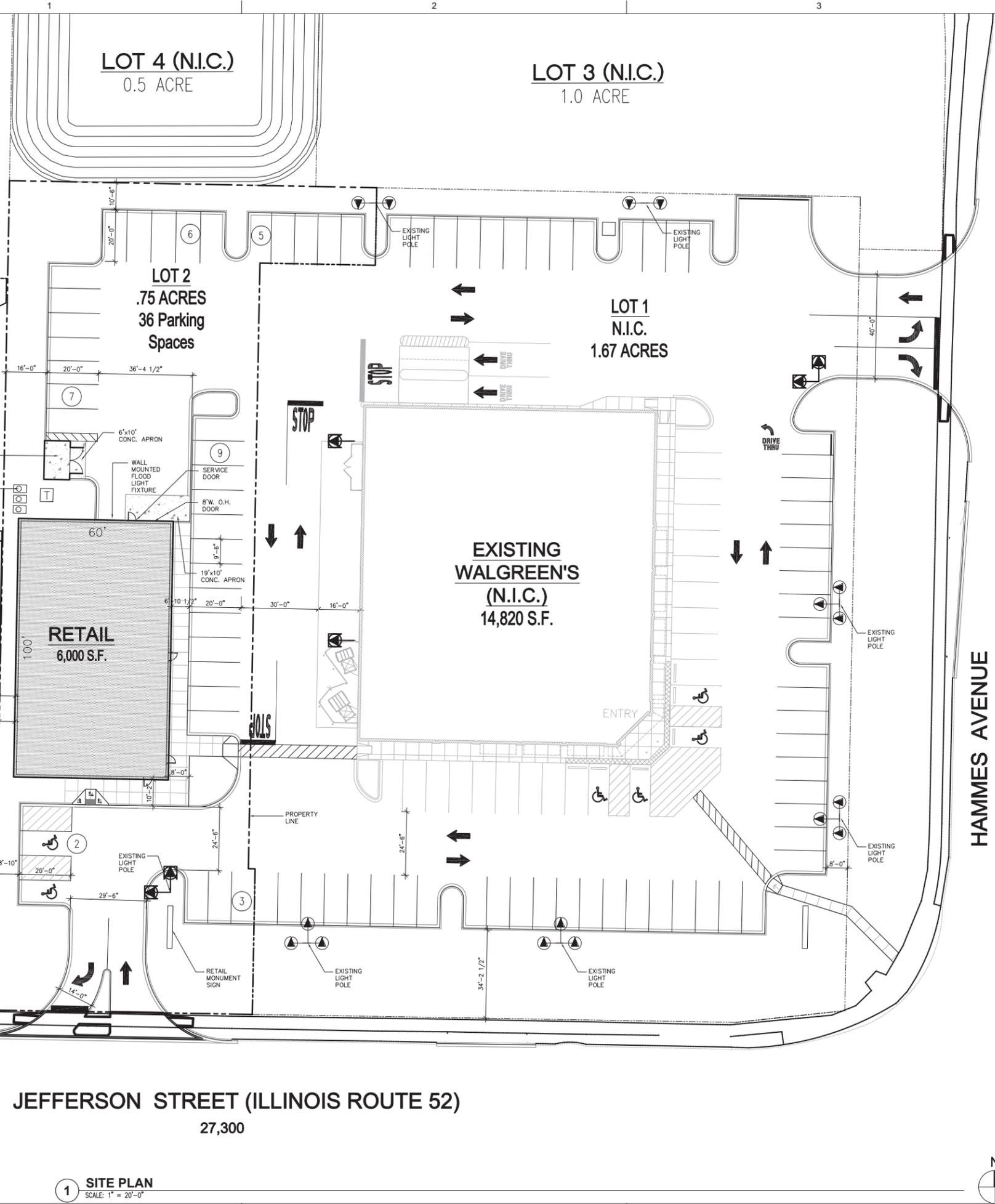
Additionally, the parking demand for the proposed development was calculated based on the City of Joliet zoning ordinance. The City of Joliet requires one parking space for each 180 square feet of floor area for retail, which translates into approximately 34 parking spaces for the proposed development. As such, the 36 parking spaces provided meets the ITE and the City of Joliet parking requirements.

Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic that will be generated by the proposed dispensary will be low and can be accommodated by the existing roadway system.
- The access drives serving the site will be adequate in accommodating traffic entering and exiting the site.
- The proposed parking spaces meet the ITE and the City of Joliet parking requirements.

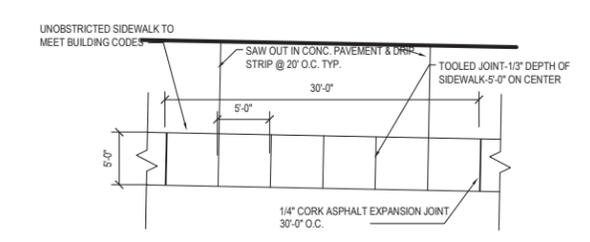
Appendix



JEFFERSON STREET (ILLINOIS ROUTE 52)
27,300

HAMMES AVENUE
6,000

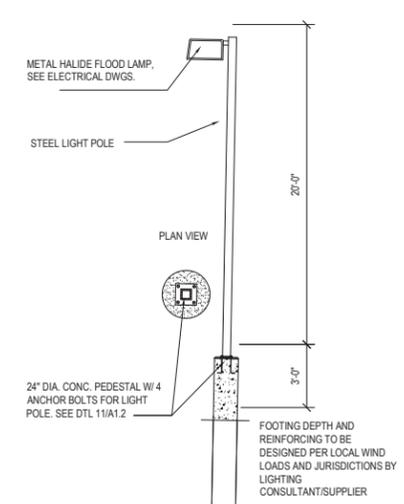
1 SITE PLAN
SCALE: 1" = 20'-0"



4 DETAIL AT SIDEWALK
SCALE: NOT TO SCALE



3 TEMP. PROJECT SIGN
SCALE: NOT TO SCALE



2 DETAIL AT LIGHT POLE
SCALE: NOT TO SCALE

SITE ANALYSIS	
TOTAL SITE AREA	±3.92 ACRES
LOT 1 AREA EX'G WALGREEN'S	1.67 ACRES
LOT 2 AREA RETAIL PARKING	0.75 ACRES 6,600 S.F. 36 CARS
LOT 3 AREA	1.0 ACRES
LOT 4 AREA	0.5 ACRE

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
3025 Highland Parkway Ste 140 | Downers Grove, Illinois 60515
630.271.7600 | fax: 630.241.4029 | shive-hattery.com
Iowa | Illinois | Missouri | Illinois Firm Number: 184-000214

PROPOSED
RETAIL DEVELOPMENT
NAPA AUTOPARTS

Steve Swanson Real Estate Services, LLC.
N.W.C. OF JEFFERSON AND HAMMES
JOLIET, IL

KEY PLAN



05.07.14	VALUE ENGINEERING
DRAWN	MM, CCS
APPROVED	BRW
ISSUED FOR	PERMIT/BID
DATE	04.10.14
FIELD BOOK	
PROJECT NO.:	8141130

ARCHITECTURAL
SITE PLAN

SP1.0

I:\smarth | N:\8111164\Draw\AR-TITLE.DWG | DATE: 04/03/2012 | TIME: 15:14 |