

Type 2 Restaurant – West Town Bakery;
Cannabis Dispensary – OKAY Cannabis

Special Use
23ZMJV-0020

LUC Recommending Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Special Uses – Type 2 Restaurant; Cannabis Dispensary
100 Chicago Avenue, 23ZMJV-0020

Date: April 6, 2023

Request

CESAM LLC, potential lessee, represented by Ashley Brant, attorney, requests Special Use Permits to establish two independent businesses, a Cannabis Dispensary, OKAY Cannabis, and a Type 2 Restaurant, West Town Bakery, in the B3 Business District (Sections 6-9-4-3, 6-4-11-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on March 23, 2023.

General Information

Applicant: CESAM LLC
C/O Ashley Brandt, Counsel for CESAM LLC
233 S. Wacker Drive, Suite 6950
Chicago, Illinois 60606

Owner(s): Evanston Gateway LG50 LLC
C/O Ashley Brandt, Counsel for Evanston Gateway LG50
LLC
233 S. Wacker Drive, Suite 6950
Chicago, Illinois 60606

PINs: 11-30-212-008-0000, 11-30-212-007-0000, 11-30-212-006-0000, 11-30-212-005-0000, 11-30-212-004-0000

Analysis

100 Chicago Avenue, commonly known as Evanston Gateway, is a new mixed-use 5-story building with ground floor commercial space, 28 dwelling units, and on-site parking for 30 vehicles. The site was approved as a Planned Development by Ordinance 61-O-18, adopted in May 2018, and was adjusted multiple times to modify the number and layout of dwelling units, commercial space, and parking/outdoor sales space as the anticipated commercial tenant evolved over time. The approving ordinance currently in effect for the development is Ordinance 77-O-19. The building is currently under construction and is at the stage of rough inspections on the interior.

Rendering of approved Planned Development:



The ground-floor commercial space, as well as outdoor sales area, was originally anticipated for occupancy by City Grange, a retail landscape business. City Grange is no longer interested in the location, and the outdoor sales area is no longer a part of the approved site plan for the property.

Surrounding Zoning and Land Uses	Zoning	Land Use
North	C1 – Commercial District	Gas station (Mobil)
South	City of Chicago	Commercial/Retail Uses

East	I2 - General Industrial District B3 - Business District	CTA rail yard, mixed-use commercial/retail with dwellings above
West	R5 – General Residential District B3 - Business District	Metra train embankment, medium-density multi-family residential, gas station with auto repair (Marathon)

Special Use Analysis:

The Applicant seeks special use approval for two independent businesses that propose to occupy the ground-floor commercial spaces at 100 Chicago Avenue. Each business requires a special use that may exist on its own, though the businesses will interact with each other (see floor plan below) and anticipate a shared customer base. The Applicant requests the following special uses, as defined by the Zoning Ordinance:

Type 2 Restaurant: An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is not a "restaurant, type 1" as defined herein. This definition shall not include establishments where incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses.

Cannabis Dispensary: A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a registered cultivation center for the purpose of dispensing cannabis, cannabis infused products, paraphernalia, or related supplies and educational materials to purchasers or registered qualifying patients as defined in the Compassionate Use of Medical Cannabis Program and the Cannabis Regulation and Tax Act as it may be amended from time-to-time, and regulations promulgated thereunder.

A Type 2 Restaurant is typically an eligible Administrative Review Use. However, when filed in conjunction with another special use, an Administrative Review Use is not eligible and instead requires special use approval.

Type 2 Restaurant – West Town Bakery:

The Applicant proposes operation of a quick-serve style retail bakery with indoor and outdoor seating. The bakery will operate as the active storefront with the public entrance at the corner of the building where Chicago Avenue and Howard Street intersect. Baked goods are created off-site and delivered to the restaurant daily during morning hours. On-site cooking will be limited to breakfast sandwiches and reheating baked goods that are made off-site. The facility will not feature black-iron duct-work.

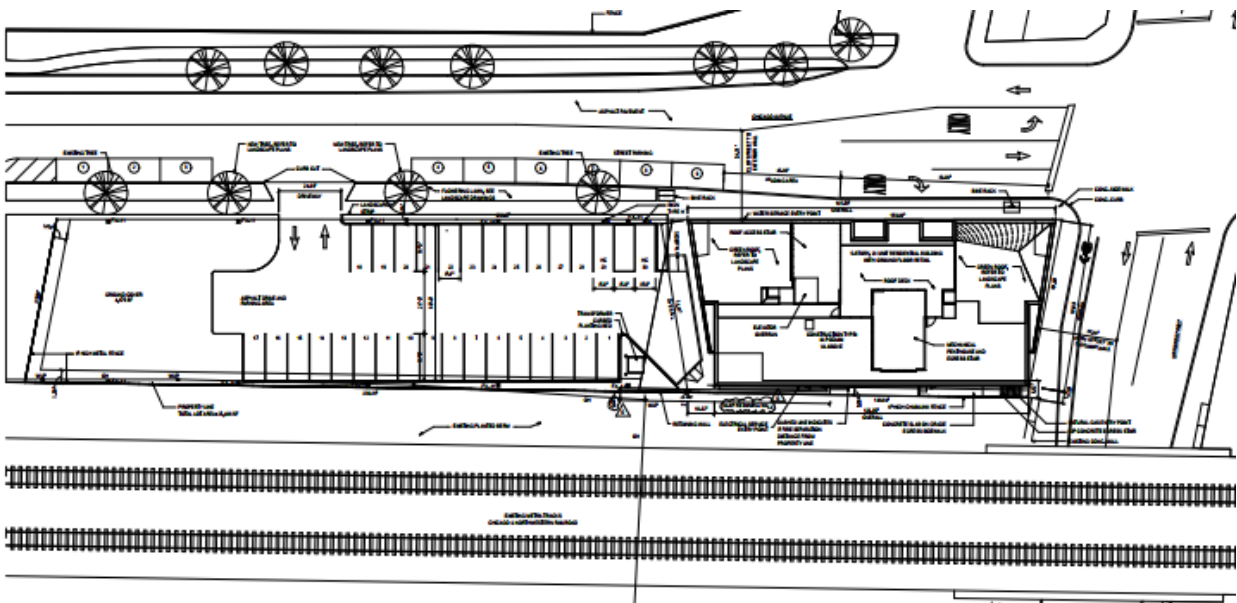
Bakery items will NOT be infused with cannabis, and there are no cannabis items available for purchase within the bakery. Infusion of cannabis into food or drink would require a new special use for a Cannabis Infuser, and would also require modification to

the Zoning Ordinance to allow on-site cannabis consumption (unless amended as part of the Consumption Lounge text amendment that is currently in process).

West Town Bakery is approved for operations at five locations, including a similar bakery-dispensary facility in Wheeling and a location currently under construction in Chicago. If granted, this facility will be the third bakery-dispensary location by West Town Bakery and OKAY Cannabis.

The bakery will feature the same hours of operation open to the public as the dispensary. The application notes hours of operation are pending community input from the special use process, and will be the same for both the bakery and dispensary. The Zoning Ordinance restricts dispensary hours to a maximum of 10am - 8pm. Maximum hours of operation should be clarified as a special use condition.

Dumpsters for waste management are located at the rear of the property at the end of the open-air loading berth that is between the parking lot and the building. A special use condition should clarify requirements for recycling, recyclable to-go containers, and composting when possible. A Waste Management Plan should also be required to ensure garbage/recycling is kept separate from the residential use on the property so that dumpsters are not overfilled and garbage does not blow in the wind, and to ensure pick-up does not cause parking lot congestion.

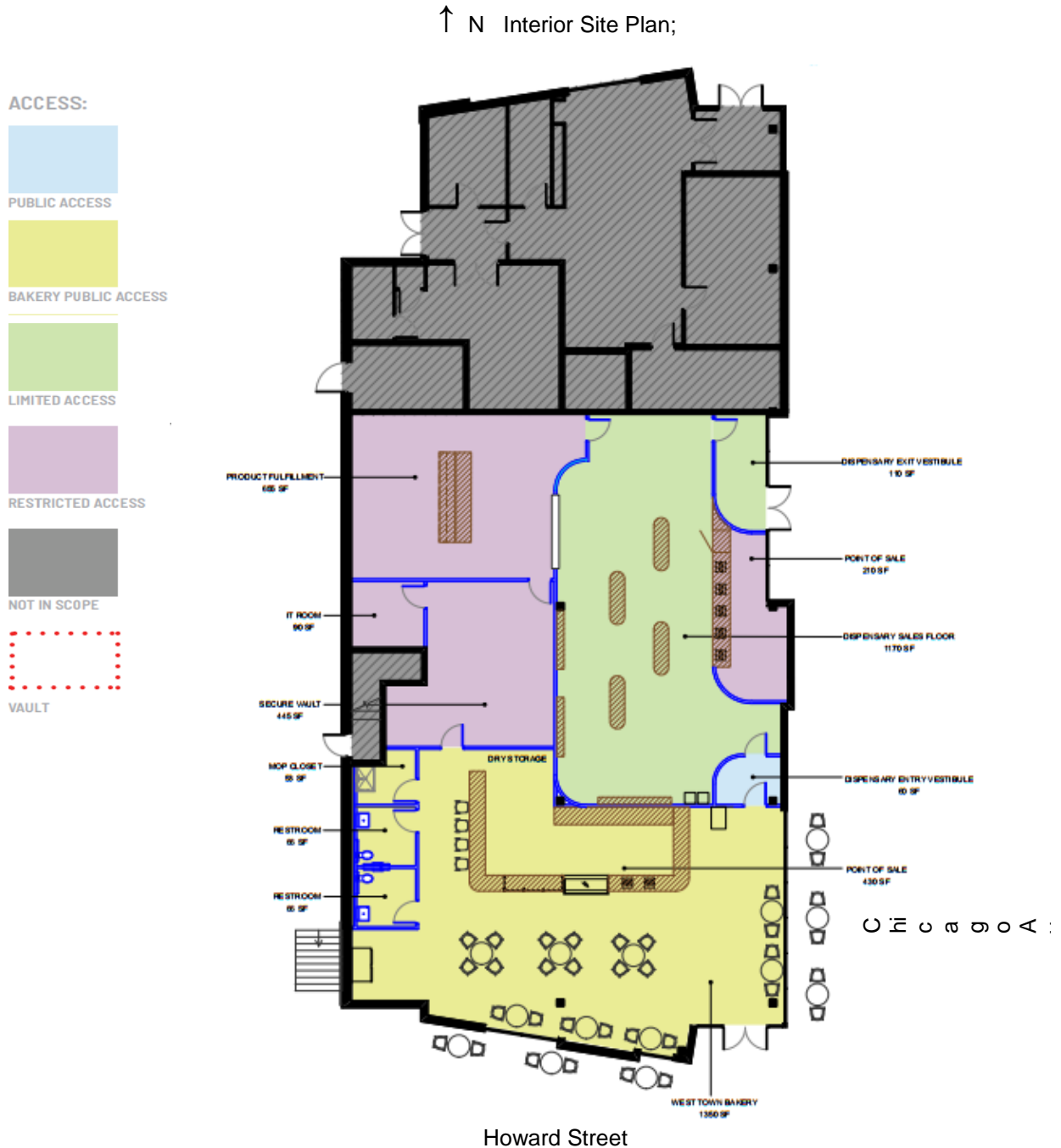


← N Site Plan; Bakery along the south portion of the building with entry at the SE corner

Outdoor seating is proposed along Chicago Avenue and Howard Street within the public right-of-way, and requires Sidewalk Café approval to ensure proper ADA accessibility is maintained on the sidewalk. Staff is not aware of any objections to this proposed special use.

Cannabis Dispensary – OKAY Cannabis:

OKAY Cannabis is a social equity cannabis company that is approved for a State dispensary license. The Applicant proposes to operate a Cannabis Dispensary in conjunction with West Town Bakery. Entry to the dispensary is from an indoor vestibule accessed through the bakery; the dispensary cannot be accessed directly by the public from outside/there is no typical storefront.



The dispensary is accessed from inside the bakery, via a vestibule holding area that will feature security personnel checking IDs. Customers approved for entry to the

dispensary then circulate into the 1,170 sq. ft. retail area, and exit directly to the outside along Chicago Avenue to leave. Cannabis products are stored in the “restricted access” portion of the building (shown in purple) and are brought out to customers in the retail area upon purchase. There is no customer access to the “restricted area” that includes the storage of cannabis products and the vault. The dispensary will sell dried cannabis, edibles, concentrates, and topicals.

The dispensary will operate within the hours of operation allowed by the Zoning Ordinance (10am – 8pm), seven days a week, and will feature the same operational hours as the bakery. 15-20 licensed and trained employees age 21 or older will rotate between the bakery and dispensary to develop a diverse workforce between the two operations.

The dispensary will feature high-level security as required by the State, including indoor and outdoor surveillance that is directly linked to and monitored by a certified third-party security company 24 hours a day, and with information accessible by local law enforcement, the Evanston Police Department, and the State of Illinois Police.

Deliveries to the dispensary will occur Tuesday – Thursday during operating hours with timing dictated by the State. The delivery truck will park in the loading/garbage pick-up area within the parking lot, and then will be walked to the entry door. Deliveries will enter the facility via the delivery door at the rear of the property and into the vault area. The entire rear of the building is heavily monitored with security cameras to ensure smooth delivery that meets all State requirements and to ensure customers do not loiter on-site to use the product.

The property is located in a TOD area adjacent to the fully-accessible Howard Street CTA Station that includes a platform to the Red, Yellow, and Purple “el” trains, bus service for seven CTA bus routes, two Pace bus routes, and a multilevel parking garage. There are 30 total surface parking spaces on-site at 100 Chicago Avenue, with six of the spaces available for the commercial uses. The Applicant anticipates 200-300 customers will visit the site per day, and that 75% will arrive via public transportation or ride-sharing. The remaining 25% will arrive by vehicle and utilize on-site parking, street parking, or may park in the CTA garage. Employees that drive will park in nearby public parking garages such as the Howard Station garage.

The subject property itself features dwelling units, there are mixed-use buildings in the vicinity with dwelling units on upper floors, and moderate residential density exists in the R5 District to the west of the property beyond the train embankment. The one existing Cannabis Dispensary in Evanston is located downtown in a ground-floor commercial space within the Maple Avenue parking garage. The existing dispensary is in near proximity to many dwelling units within the downtown area. Staff is not aware of any security issues or complaints related to the existing dispensary, and notes that dispensary has received special use approval multiple times as ownership changed and the facility expanded in size.

Existing dispensaries in the vicinity including the following:

- 1804 Maple Avenue, Evanston – Zen Leaf Evanston
- 7305 N. Rogers Avenue, Chicago – Zen Leaf (currently proposing to move to 7541 N. Clark Street, Chicago)
- 7000 N. Clark Street, Chicago – Perception Cannabis (currently requesting City approval; social equity license-holder)

Dispensaries with social equity licenses are exempt from the State’s 1,500 foot distance buffer from other dispensaries, but are not exempt from local/municipal distance requirements. If the OKAY Cannabis dispensary (a social equity license-holder) is granted, the proposed Perception Cannabis dispensary may continue through Chicago’s zoning process since it is also a social equity license-holder and is not within Evanston; Zen Leaf’s proposed relocation to 7541 N. Clark Street, Chicago, will no longer be feasible since it is not a social equity license-holder and the location is approximately 240 feet door-to-door to the proposed Evanston location.

Staff is aware of one objection to the proposed OKAY Cannabis dispensary (attached).

Design and Project Review (DAPR) Discussion

The Special Use applications were reviewed by staff at the March 28, 2023 DAPR meeting. Following review of the proposed customer flow and security plans, staff recommended a Waste Management Plan be provided prior to permit issuance, and to add additional bicycle racks.

Department Recommendation

The Community Development Department recommends approval of a special use for a Type 2 Restaurant, West Town Bakery, and a Cannabis Dispensary, OKAY Cannabis, at 100 Chicago Avenue. The Applicant has provided detailed information relating to operations, deliveries, security, and parking for both businesses to demonstrate the Standards for Approval (Section 6-3-5-10) are met. If granted, dispensary sales would be subject to the Reparations Tax and would aid in the City’s Reparations goal. Staff recommends consideration of the following conditions for approval:

1. Additional bicycle racks shall be installed on-site prior to business operation.
2. A Waste Management Plan is required prior to permit issuance.
3. Hours of operation shall not exceed 10am – 8pm, 7 days a week.
4. Sustainability measures including but not limited to recycling, recyclable or compostable to-go bakery containers, and litter collection within 250’ of the subject property are required.
5. Employees shall not park on-site or in metered on-street parking spaces.
6. If in the future, the operator of the dispensary changes, a new Special Use Permit is required.
7. Substantial compliance with the documents and testimony on record.

Standards for Approval

The proposed special uses must follow the Standards for a Special Use (Section 6-3-5-10). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies;
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Is adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental resources;
9. Complies with all other applicable regulations;

Action by the Commission

After making findings of fact as to whether or not the requested special uses meet or do not meet the aforementioned Standards for Special Use, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for each special use requested. In each scenario, the Commission may choose to include recommended conditions that the City Council may then consider when making the final determination. The Commission may make individual motions for each special use, or one motion covering all aspects of the request.

The Land Use Commission is the recommending body and the City Council is the determining body (Section 6-3-5-8).

Attachments

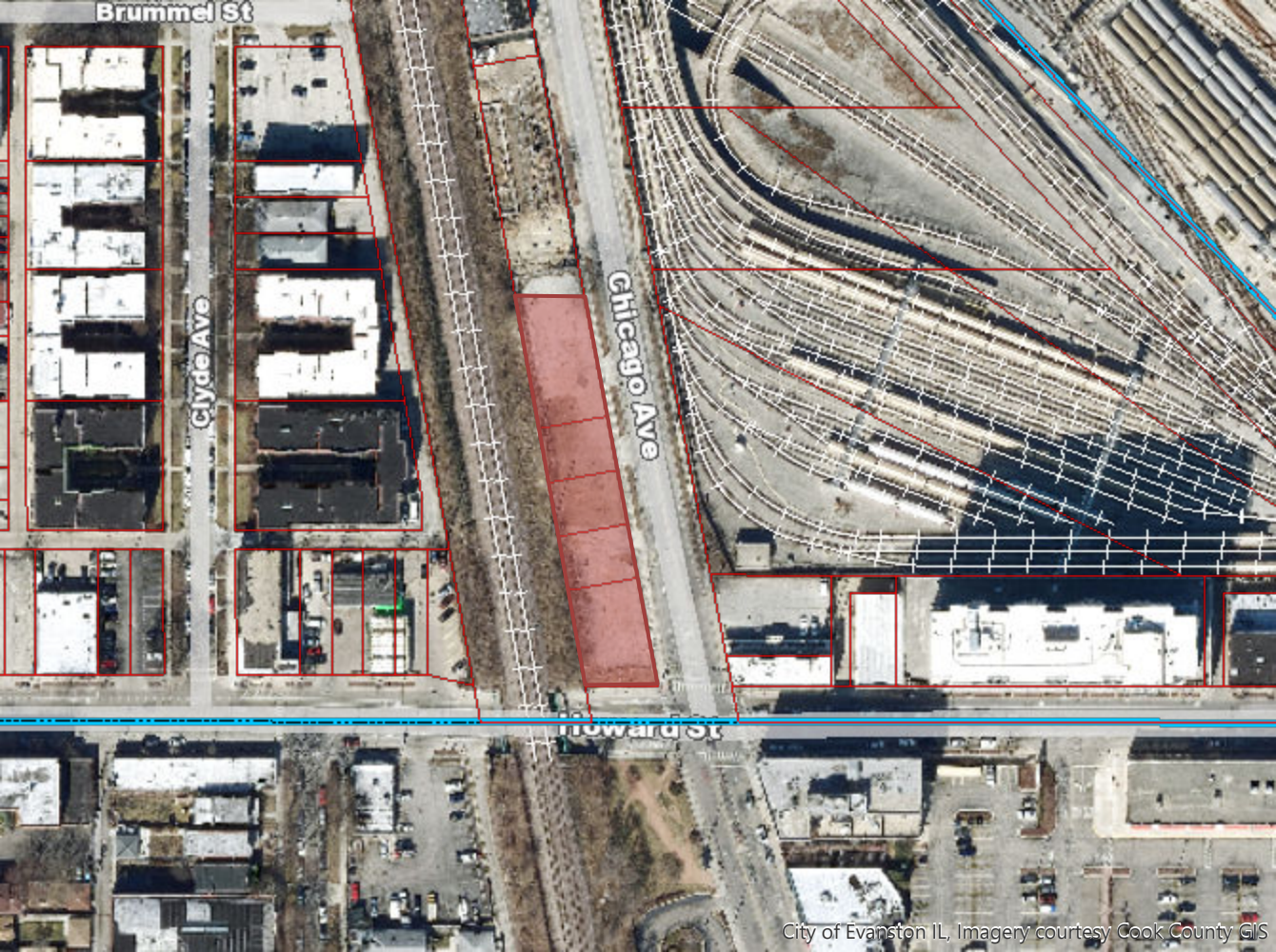
Aerial View of Property
Zoning Map of Property
Special Use Applications – submitted March 7, 2023
Property Site Plans & Elevations
Project Narratives/Operations Summaries
Customer Flow Plan
Security Plan
Security Affidavit
CESAM LLC Organizational Chart
[Evanston Gateway building details/leasing website](#)
[West Town Bakery/OKAY Cannabis Wheeling location](#)
Non-compliant Zoning Analysis
Public Comment

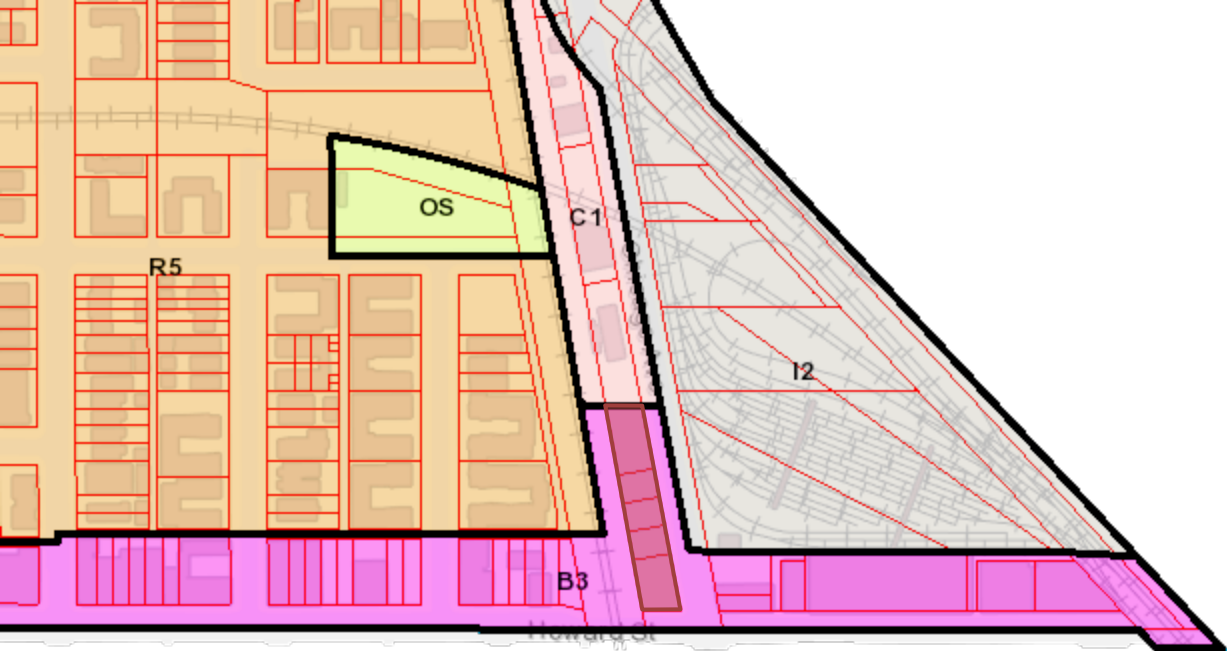
Brummel St

Clyde Ave

Chicago Ave

Howard St







CAFE BOMBOBAR

CITY GRANGE

100

TA 00002

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form**
- Plat of Survey** Date of Survey: 02/24/2022
- Project Site Plan** Date of Drawings: 06/23/2021
- Plan or Graphic Drawings of Proposal** (If needed, see notes)
- Non-Compliant Zoning Analysis**
- Proof of Ownership** Document Submitted: Purchase and Sale Agreement
- Application Fee** Amount \$ _____

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

- (1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

- (1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

A bakery in conjunction with requested zoning relief.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, 6-9-4-2.5 and 6-3-5-16-3 - Special Use required for a Type 2 Restaurant when in conjunction with any other requested zoning relief.

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

No, the special use is utilizing the first floor unit of an existing structure. The first floor is currently vacant and the existing structure was recently built on a vacant parcel. So the use has increased the value of the neighborhood property by utilizing vacant property and land.

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

Yes, please see the description and information provided in the attached Narrative for Evanston Special Use and the attached CESAM - 100 Chicago Avenue - Special Use - Project Initial Description

d) Will the requested special use cause undue traffic congestion?

No, please see the traffic information provided in the Narrative for Evanston Special Use.

e) Will the requested special use preserve significant historical and architectural resources?

Yes, the proposed special use will utilize the existing first floor of the structure that exists on the property which was recently constructed pursuant to an approved design and plan.

f) Will the requested special use preserve significant natural and environmental features?

Yes, the proposed special use will utilize the existing structure which is the first floor unit of a development that was approved and constructed pursuant to an approved design and plan.

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

Yes, the property was recently developed and the unit being purchased for the dispensary and bakery are part of that development which was has been built and was already recently approved.



City of Evanston DISCLOSURE STATEMENT

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.
Please see attached Narrative for Evanston Special Use.

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.
Please see attached Narrative for Evanston Special Use and Purchase and Sale Agreement.
Evanston Gateway LG50 LLC has the subject property for the dispensary and bakery under contract and that entity is controlled by Scott Weiner whose information is disclosed in the Narrative for Evanston Special Use.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.
Evanston Gateway LG50 LLC

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

Please see attached Narrative for Evanston Special Use.

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

Please see attached Narrative for Evanston Special Use.

If Applicant or Proposed Land User is not a Corporation

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

Please see attached CESAM LLC Organizational Chart and Narrative for Evanston Special Use
which name and give contact information for members and those with beneficial interest.



SPECIAL USE APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 100 Chicago Avenue

Permanent Identification Number(s): 11-30-212-008-0004 through 0008

PIN 1: ----- PIN 2: -----

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: CESAM LLC - through its attorney, Ashley Brandt

Organization: CESAM LLC

Address: 233 S. Wacker Drive, Suite 6950

City, State, Zip: Chicago, Illinois 60606

Phone: Work: 312-256-9427 Home: _____ Cell/Other: 312-636-4182

Fax: Work: _____ Home: _____

E-mail: ASHLEY.BRANDT@TUCKERELLIS.COM

Please circle the primary means of contact.

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

- same builder/contractor potential purchaser potential lessee
 architect attorney lessee real estate agent
 officer of board of directors other: CESAM will lease from the owner of the unit if special use is granted

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Evanston Gateway LG50 LLC - through its attorney, Ashley Brandt

Address: 233 S. Wacker Drive, Suite 6950

City, State, Zip: Chicago, Illinois 60606

Phone: Work: 312-256-9427 Home: _____ Cell/Other: 312-636-4182

Fax: Work: _____ Home: _____

E-mail: ASHLEY.BRANDT@TUCKERELLIS.COM

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Ashley W. Brandt Property Owner(s) Signature(s) -- **REQUIRED** 3-3-2023 Date

4. SIGNATURE

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

Ashley W. Brandt Applicant Signature – **REQUIRED** 3-3-2023 Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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Application Fee

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6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

An adult use cannabis dispensary.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, 6-9-4-3.0 Special use is required for a Cannabis Dispensary in a B3 District.

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

No, the special use is utilizing the first floor unit of an existing structure. The first floor is currently vacant and the existing structure was recently built on a vacant parcel. So the use has increased the value of the neighborhood property by utilizing vacant property and land.

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

Yes, please see the description and information provided in the attached Narrative for Evanston Special Use and the attached CESAM - 100 Chicago Avenue - Special Use - Project Initial Description

d) Will the requested special use cause undue traffic congestion?

No, please see the traffic information provided in the Narrative for Evanston Special Use.

e) Will the requested special use preserve significant historical and architectural resources?

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

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Evanston Gateway LG50 LLC

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a. Names and addresses of all officers and directors.

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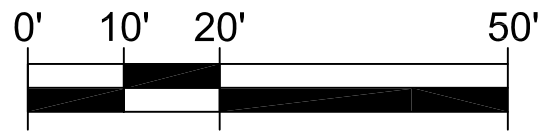
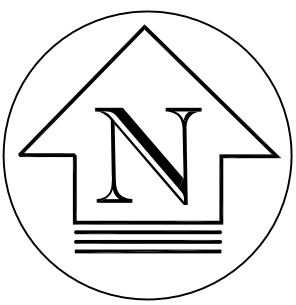
b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

Please see attached Narrative for Evanston Special Use.

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

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which name and give contact information for members and those with beneficial interest.



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

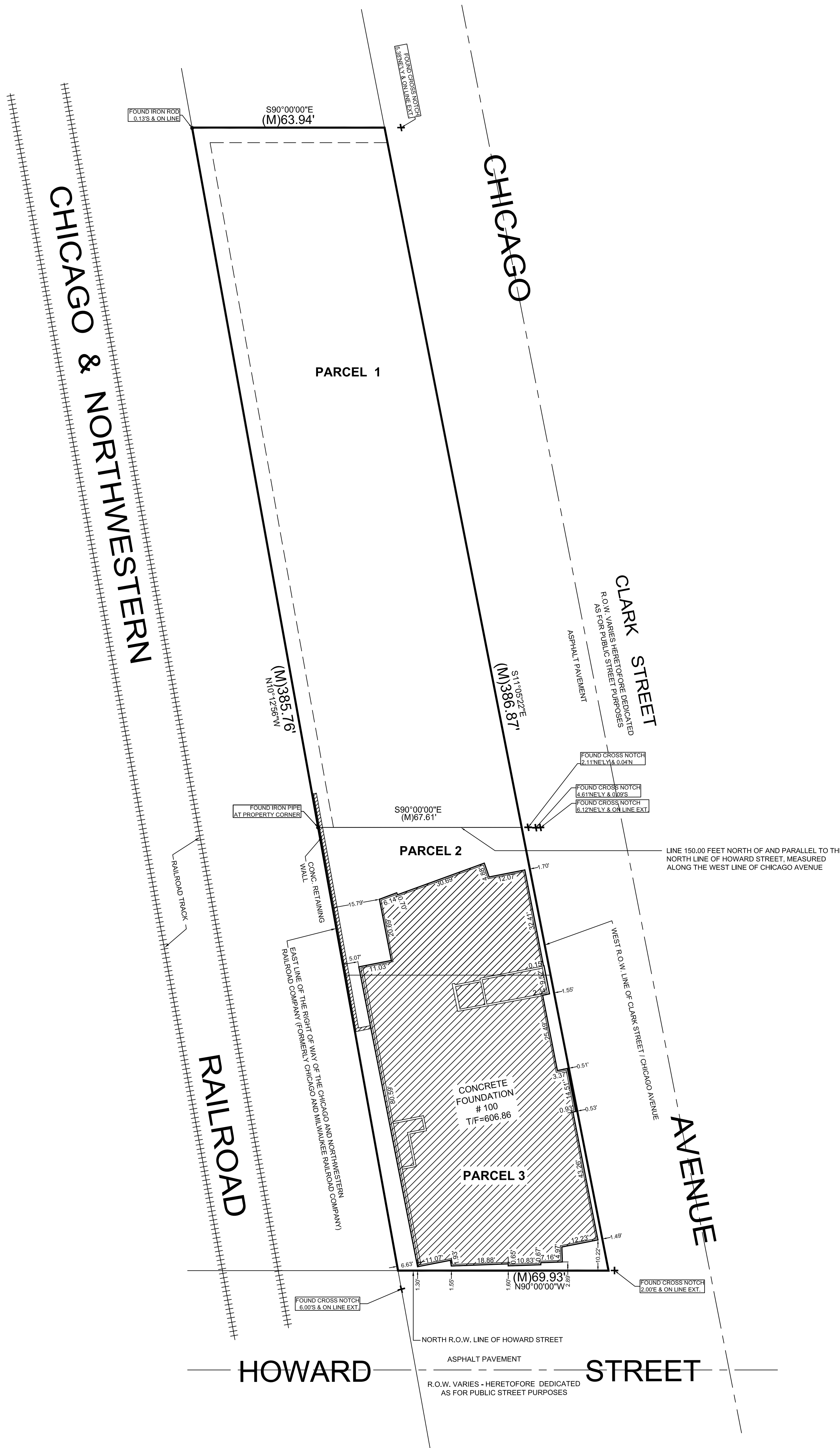
PARCEL 1:
 THAT PART LYING WEST OF THE WEST LINE OF CHICAGO AVENUE (NOW CLARK STREET) AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (FORMERLY CHICAGO AND MILWAUKEE RAILROAD COMPANY) OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF HOWARD STREET, MEASURED ALONG THE WEST LINE OF CHICAGO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THAT PART OF THE SOUTH 6.25 CHAINS, LYING WEST OF THE WEST LINE OF CHICAGO AVENUE, EAST OF THE EAST LINE OF CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE NORTH LINE OF HOWARD STREET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF HOWARD STREET, WITH THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD RUNNING; THENCE EAST ALONG THE NORTH LINE OF HOWARD STREET TO ITS INTERSECTION WITH THE WEST LINE OF NORTH CLARK STREET (FORMERLY CHICAGO AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTH CLARK STREET 100 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF HOWARD AVENUE TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 100 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS : **100 CHICAGO AVENUE, EVANSTON, ILLINOIS**

PERMANENT INDEX NUMBERS:
 11 - 30 - 212 - 004 - 0000 (AFFECTS PARCEL 1)
 11 - 30 - 212 - 005 - 0000 (AFFECTS PARCEL 1)
 11 - 30 - 212 - 006 - 0000 (AFFECTS PARCEL 1)
 11 - 30 - 212 - 007 - 0000 (AFFECTS PARCEL 2)
 11 - 30 - 212 - 008 - 0000 (AFFECTS PARCEL 3)



STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

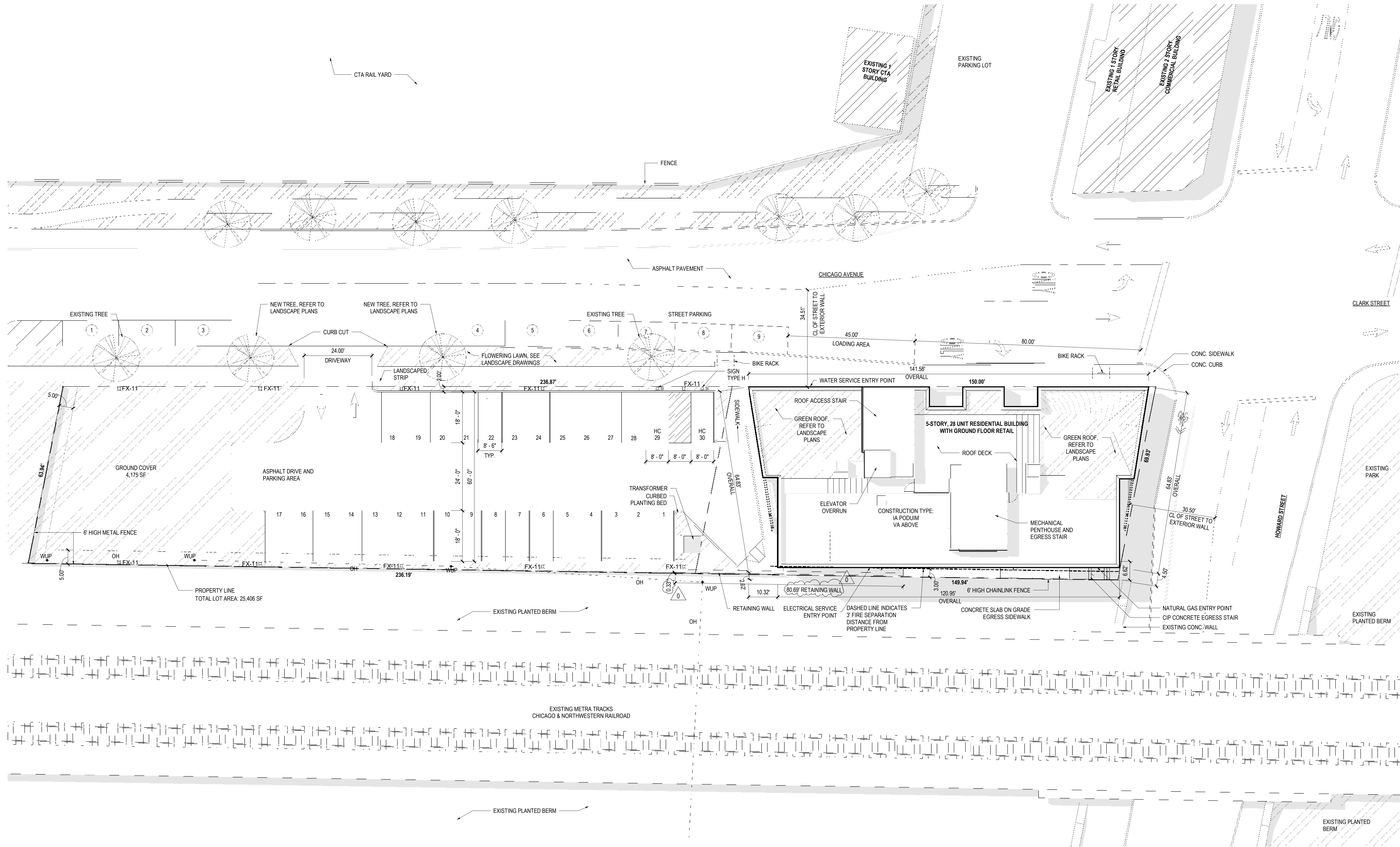
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, FEBRUARY 24, A.D. 2022.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2022
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2023



ORDERED BY: LG CONSTRUCTION		
SCALE : 1" = 20'		
DATE : SEPTEMBER 23, 2017		
FILE No.:	02-24-22	SPOT FOUNDATION
2017-24950-4	DATE	REVISION



Evanston Gateway LLC

LEVEL

level architecture incorporated

1 North Dearborn Street, Suite 700
Chicago, IL 60602
T. 312.242.3802

Date	Description
11/28/2017	ISSUED FOR 100% SD
05/07/2018	ISSUED FOR 100% DD
06/25/2018	ISSUED FOR PERMIT / BID
B 03/27/2020	PERMIT REVISIONS
0 06/23/2021	ISSUED FOR CONSTRUCTION

Seal / Signature
I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY, TO THE BEST OF MY KNOWLEDGE, WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF EVANSTON, ILLINOIS.

SITE PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SITE FEATURES LEGEND
SEE SURVEY AND CIVIL DRAWINGS

- ⊗ NEW LIGHT POLE
- FSI NEW SIGN
- WUP EXISTING WOOD UTILITY POLE
- OH EXISTING OVERHEAD LINE

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SCOPE AND DETAIL OF ALL ITEMS OUTSIDE OF THE FOOTPRINT OF THE BUILDING
2. REFER TO EXISTING SURVEY FOR DIMENSIONS OF EXISTING SITE FEATURES AND CONTEXT
3. REFER TO 'G' SERIES SHEETS (FOR EXAMPLE G.00X) FOR CODE COMPLIANCE DIAGRAMS AND NOTES, CODE MATRIX, ACCESSIBILITY DIAGRAMS, NOTES AND UNIT MIX
4. REFER TO 'A' & 'B' SERIES SHEETS FOR MATERIAL FINISH SCHEDULES, DOOR SCHEDULE, DOOR TYPES, AND DOOR DETAILS; AND SIGNAGE INFORMATION
5. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE

SHEET NOTES

Project Name
EVANSTON GATEWAY
Project Number
17.03
Description
SITE PLAN

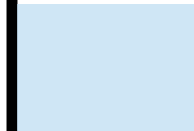
Scale
1/16" = 1'-0"

Sheet

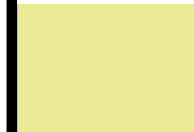
A.000

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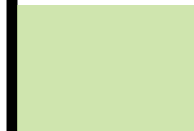
ACCESS:



PUBLIC ACCESS



BAKERY PUBLIC ACCESS



LIMITED ACCESS



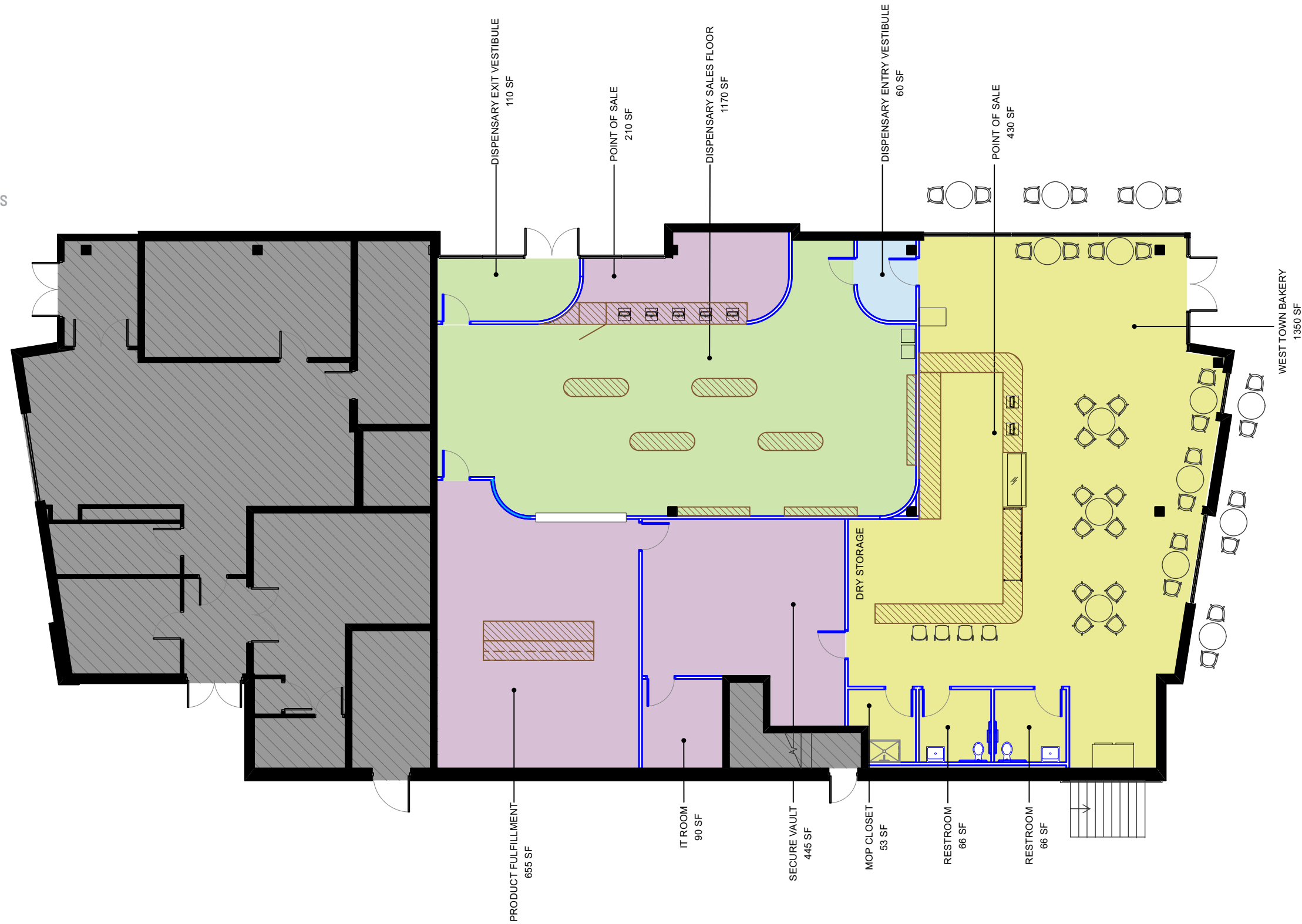
RESTRICTED ACCESS



NOT IN SCOPE



VAULT



OKAY DISPENSARY + WT BAKERY

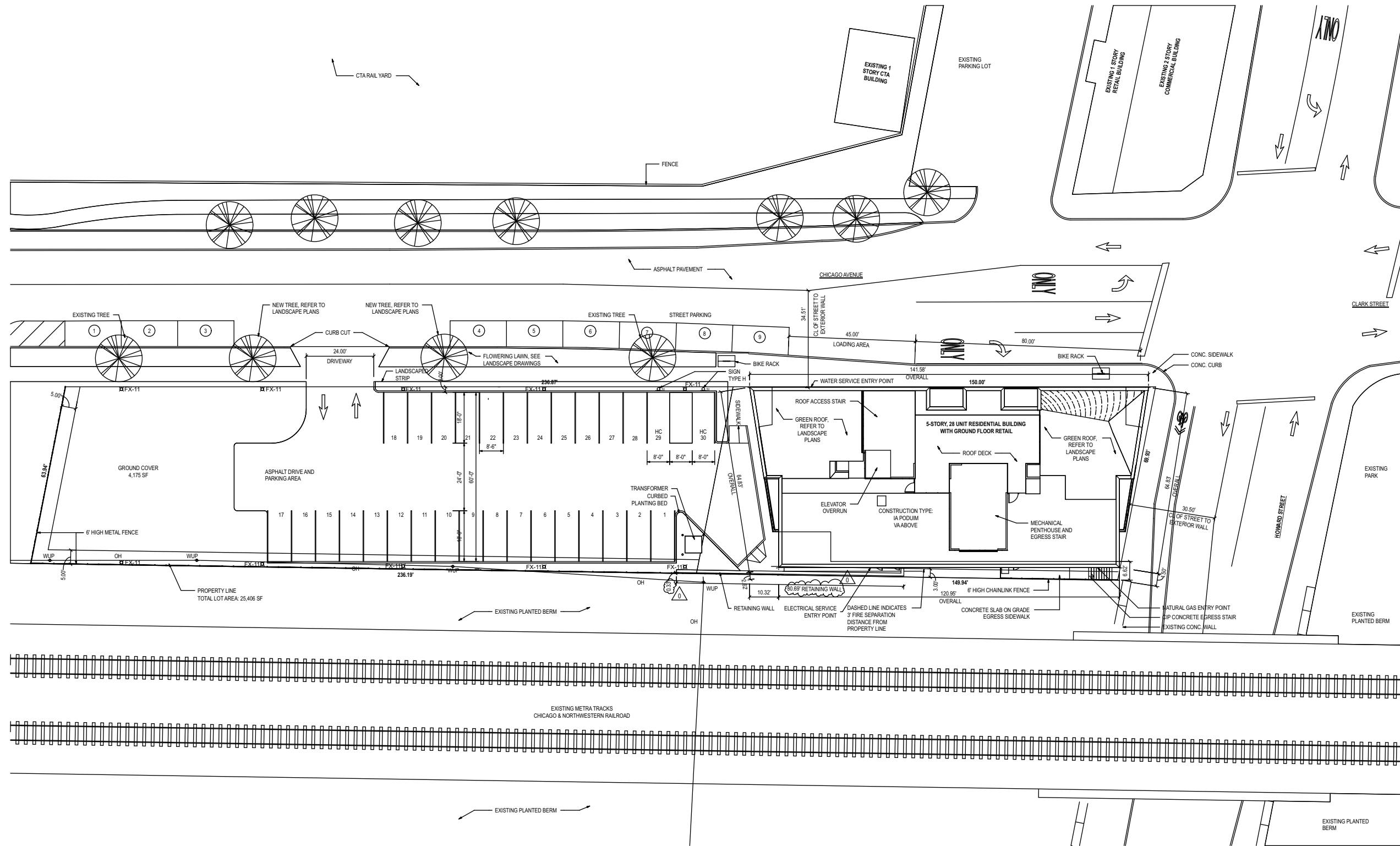
100 CHICAGO AVE
EVANSTON, IL 60202

2023.01.17

OKAY DISPENSARY + WT BAKERY

100 CHICAGO AVE
EVANSTON, IL 60202

2023.01.17

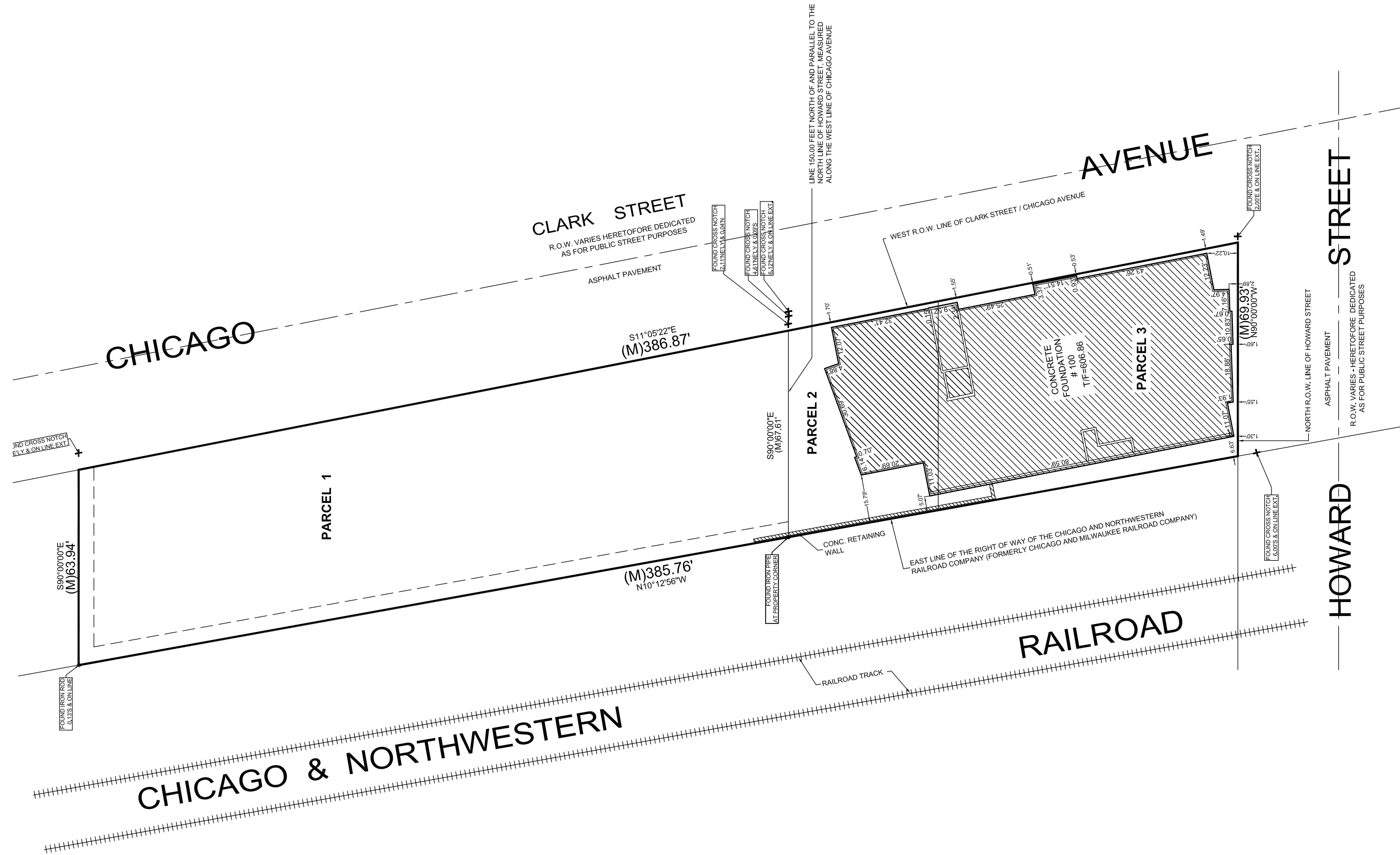


1 **SITE PLAN**
Scale: 1:450

**OKAY
DISPENSARY +
WT BAKERY**

100 CHICAGO AVE
EVANSTON, IL 60202

2023.01.17



1 A PLAT OF SURVEY
Scale: 1:400

OKAY DISPENSARY + WT BAKERY

100 CHICAGO AVE
EVANSTON, IL 60202

2023.01.17

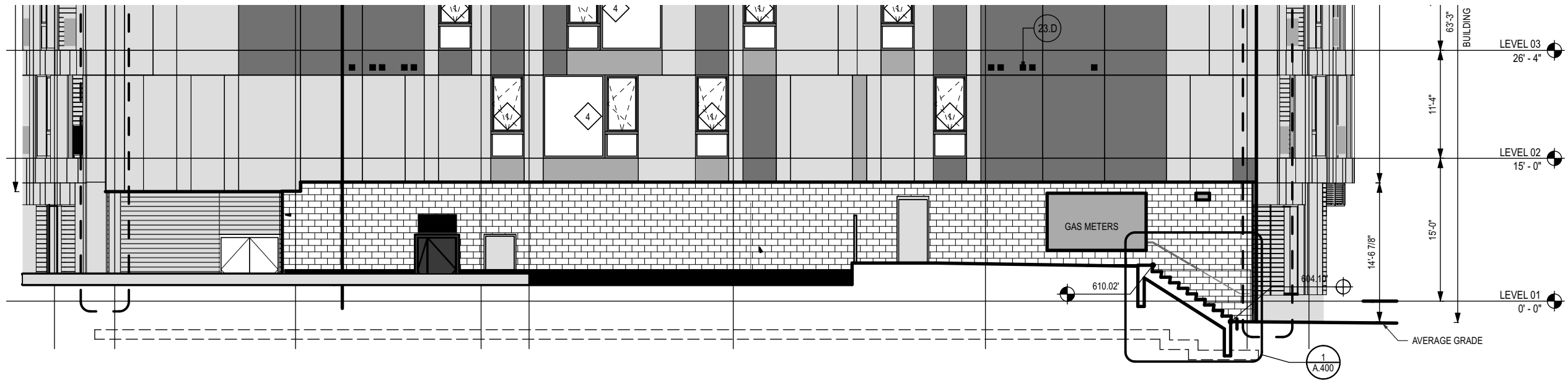


1 EXTERIOR ELEVATION - SOUTH - ANGLED
Scale: 1:150

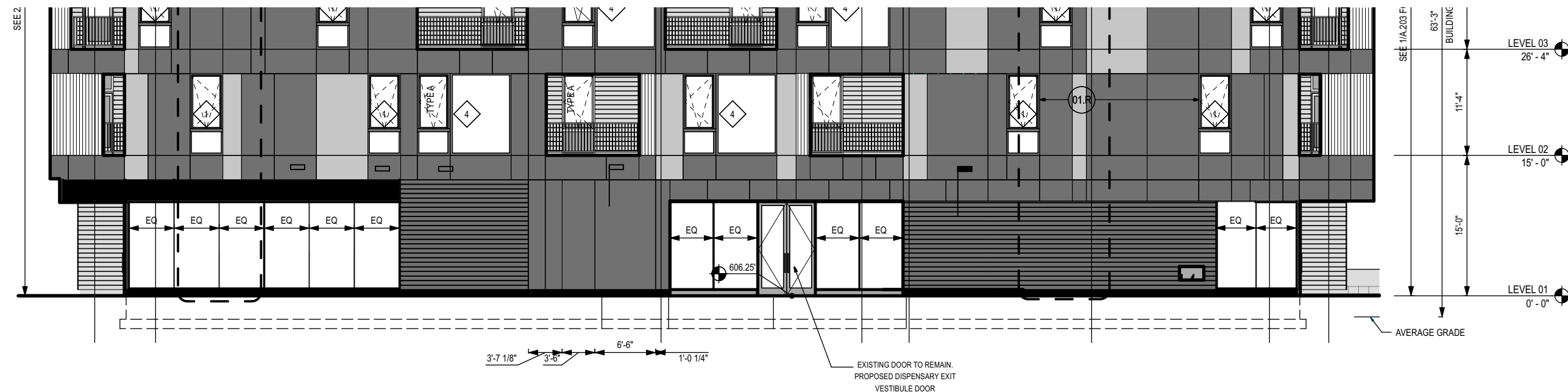
OKAY DISPENSARY + WT BAKERY

100 CHICAGO AVE
EVANSTON, IL 60202
ADDRESS LINE

2023.01.17



2 EXTERIOR ELEVATION - WEST
Scale: 1:150



1 EXTERIOR ELEVATION - EAST
Scale: 1:150

100 Chicago Avenue Project Narrative

Summary

OKAY Cannabis-West Town Bakery (WTB) is a social equity cannabis company that is majority-minority owned. It comprises two LLCs – Canna Ventures LLC and CESAM LLC – that won three dispensary licenses in July of 2021. CESAM LLC is veteran-led and is the applicant for the Evanston special use for the cannabis dispensary and food and beverage operation.

Currently, OKAY Cannabis-WTB has opened one store in Wheeling, Illinois. This store is one of the first cannabis dispensaries in the country to integrate a food, beverage (including alcohol), and hospitality vertically. CESAM LLC operates this store. Another store, owned by Canna Ventures, will open an OKAY dispensary in the City of Chicago in April 2023.

At OKAY's Evanston location, the plan is to open a bakery and coffee shop with a cannabis dispensary. Like the Wheeling location, the dispensary and food and beverage vertical will operate under separate DBAs registered under CESAM LLC. The bakery will be open from 9 am to 9 pm seven days a week. It will offer a variety of pastries, artisanal sandwiches, Dark Matter Coffee, and other drinks available at West Town Bakery's other six locations. No items in the bakery will be infused with cannabis or CBD, and the food and beverage operation is open to all ages, provided that all minors are with an adult aged 21 or over. OKAY-Evanston will be seeking a limited liquor license to serve beer, wine, and mixed drinks from the City of Evanston.

The dispensary will be open from 9 am to 9 pm, seven days a week, and guests must be 21 or over to enter the dispensary. As part of entry into the dispensary, OKAY staff will scan all eligible forms of identification using state-required scanners and software to verify identity and eligibility.

The dispensary will carry a diverse array of cannabis products from major Illinois cultivators such as Cresco Labs, Green Thumb Industries, and Revolution. In addition, as Black and brown-owned craft grow operators bring products online, OKAY-Evanston will feature these brands. And as part of OKAY's commitment to social equity and justice, the Evanston store will partner with violence prevention organizations to create a workforce pipeline for individuals most impacted by the War on Drugs.

Operator Background

Charles Mayfield is CESAM LLC's veteran social equity owner. Mayfield is currently the interim chief operating officer of Chicago Public Schools. He brings over 20 years of experience in operations, supply chain, and procurement experience from the military and various governmental units. Mayfield will play a role in business development and community outreach for OKAY-Evanston.

The operating partners are the Fifty-50 Restaurant Group and Ameya Pawar. The Fifty-50 Restaurant Group is one of Illinois's fastest-growing restaurant and hospitality groups, with nearly 1,000 employees across 20 establishments. The group boasts over a decade of multi-unit management and will provide back-office infrastructure and shared services to each OKAY location. Fifty-50 will also serve as the operator of the bakery. In addition, the Fifty/50's co-founding partner, Scott Weiner, will own and manage the real estate. And finally, Ameya Pawar brings over 15 years of experience in the public and private sectors. He will oversee the integration of OKAY's workforce model integration with justice-involved talent and daily on-site management of the bakery and dispensary.

OKAY Employees

All OKAY-Evanston employees – whether they work for the dispensary or bakery – must be at least 21 years of age and be able to obtain authorization from the State of Illinois IDFPD to be a dispensary agent. The reason: it enables a barista to work in the bakery one day and in the dispensary on another day, giving OKAY access to a very diverse workforce. Equally important, having all OKAY staff badged provides an additional layer of security as the state requires a stringent background check of dispensary agents. There will be three tiers of personnel at OKAY: dispensary agents, agents-in-charge, and managers.

Employees that drive to the store will park in nearby public parking garages, not in public parking or metered spots on the street.

Security & Access Control

OKAY-Evanston will have security on-site (outside and inside the store) during operating hours. Rescue 8, a black-owned security firm, will provide this security personnel. The security staff will be in uniform and have a security vehicle equipped with emergency lights outside the dispensary or in the parking lot at all times

Cameras will be located throughout the bakery and dispensary to ensure compliance with the State of Illinois and IDFPD regulations for cannabis dispensaries. A diagram of each camera location is provided with this application. In addition, there will be restricted access areas – the vault, cannabis picking room, cannabis destruction areas, delivery areas, and back office – that can only be accessed by badged agents-in-charge and managers. Doors to the dispensary and restricted access areas will only be accessible to badged personnel (with designated clearance) via access control cards. Finally, panic buttons will be installed at all POS stations and in restricted areas as state law requires. A listing of panic buttons is provided on the camera diagram.

Deliveries

OKAY-Evanston will take deliveries Tuesday-Thursday during operating hours. The deliveries will enter the dispensary through the designated delivery door (per floorplan) and into the vault, where it will be entered into our systems and sorted for purchase. Only Agents-in-Charge or managers will take delivery of cannabis products.

Deliveries for the Bakery will enter the bakery during regular business hours.

Delivery vehicles for cannabis or the bakery will not interfere with traffic flow.

Traffic Analysis

Per the development team of 100 Chicago Avenue, the building is located in a transit-oriented development zone. The city did not require a traffic study for this development. But given the site's proximity to the Howard Station, the Metra, bus lines, and bike lanes, OKAY-Evanston anticipates serving 200-300 guests daily in the dispensary and bakery, with an estimated 75% not coming via car. The remainder will drive, and there is ample street parking. The dispensary/bakery will have six dedicated parking spots in the development's parking lot.

Principal Officers (Highlighted have constructive control)

Charles Mayfield – Social Equity Owner

4302B Drexel Blvd

Chicago, IL 60646

charles@okaycannabis.com

Charlesnika Evans – Principal Officer

419 E Oakwood Blvd

Chicago, IL 60653

Timothy Knowles – Principal Officer

2 Longmeadow Drive

Barrington, IL 60010

Michael Altheimer – Principal Officer

1200 W 35th Street

Chicago, IL 60610

Ameya Pawar – Principal Officer

4440 N Campbell Avenue

Chicago, IL 60625

apawar@okaycannabis.com

Scott Weiner – Land-owning entity & Bakery

6852 N Tonty

Chicago, IL 60646

sweiner@thefifty50.com

PROJECT NARRATIVE

100 Chicago Avenue

Evanston Illinois

January 31, 2023

CESAM LLC, (Applicant) proposes to establish an adult use cannabis dispensary and a bakery at the newly developed property located at 100 Chicago Avenue. The dispensary will be operated under the trade name “Okay Dispensary” and the bakery will be operated under the trade name “West Town Bakery”.

Located on Chicago Avenue at the northwest corner of the intersection with Howard, the location is uniquely suited to the operation of the Applicant’s business and draws pedestrian traffic to support a variety of engagement from south Evanston and Chicago’s Rogers Park neighborhoods.

The Property is part of a planned development for which an entity related to the applicant, has entered into a contract to purchase the ground floor of a soon to be completed multi-use facility in the 8th Ward.

The Applicant is CESAM LLC and will operate both the dispensary and the bakery. CESAM presently operates a baker and dispensary under the Okay and West Town monikers in Wheeling and a bakery and adjacent dispensary facility are presently under construction in Chicago as well. If allowed, this will be the sixth West Town bakery operation and the third dispensary operation for the owners.

The Applicant requires a special use per Ordinance 6-4-11-3(A) to allow the Applicant to establish its Adult Use Cannabis Dispensary allowed in accordance with Ordinance 6-4-11-3 and pursuant to the Illinois Cannabis Regulation and Tax Act.

Applicant is also requesting the necessary Certificate of Zoning Compliance required under Ordinance 6-4-11-2.

Applicant will lease the property from Gateway LG50 LLC which has the first floor unit under contract for purchase.

The proposed dispensary will combine the resources and experience of its owners gaining valuable knowledge from that experience in methods of operation similar to other retail establishments and those that feature the sale of controlled substances. As such, the proposed use at this site will comply with all pertinent provisions of the Zoning Ordinance, with regard to such use.

The Adult Use Cannabis Dispensary will be established within an existing commercial space, which has been newly constructed. The proposed operating premises contains approximately 4,705 square feet of space comprised of the baker and dispensary. The dispensary area contains a sales floor, entry vestibule, and secure vault, fulfillment room and IT room. The bakery doubles as a waiting area for the dispensary with two ADA accessible restrooms. The

tenant's use at the premises does not require parking although the building has 4 reserved off-street parking spaces and there are ample parking opportunities for street and commercial garage parking in the area. Aside from the interior renovations of the subject site, no new construction is proposed or required.

The Dispensary will have an entry vestibule accessible from inside the bakery waiting room area, which includes a security check-point where customers are required to pass all regulatory entry procedures and two restrooms for customer and employee convenience; a large sales floor approximately 1,170 square feet (showroom) with payment/check-out counter; operations and security area; secured cannabis/inventory vault, which allows for the safe storage of products, equipment and monies associated with sales.

The Applicant's Dispensary and will be a locally owned and operated business that employs a locally sourced workforce. The Dispensary intends to employ an operating staff of more than 15-20 licensed and trained individuals. All staff members will be registered/certified, and have passed background checks, with the State of Illinois (IDFPR), as well as will have met the required amounts of training education each year. Applicant is committed to community sourced employment by employing a workforce representative of the City of Evanston in which it is located and operating. This includes staff members and managers from a wide array of minority groups, with roots in Evanston. The Dispensary is minority owned, and it endeavors to have employees that reflect that diversity. The Dispensary qualifies as a Social Equity Applicant under the State's definition of Social Equity status pursuant to the Illinois Cannabis Regulation and Tax Act and the standards promulgated by the Illinois Department of Commerce and Economic Opportunity.

We are developing a pipeline for justice involved talent like Curt's Café and would be pleased to work with the City or other not-for-profits to scale such an operation for this location.

The Dispensary and bakery's proposed sales operations will be seven (7) days a week and will operate on a 12-hour basis daily (e.g., - from 9:00 AM until 9:00 PM, or 10:00 AM to 10:00 PM - although State law allows dispensaries to operate from 6:00 AM to 10:00 PM, as a general matter). This schedule has not yet been set as the hourly operations will be set with community input and will take comments made at the community meeting into consideration.

The Applicant will offer a variety of cannabis and other related products, including - without limitation: dried cannabis, edibles, concentrates, and topicals. The Dispensary will operate in a manner consistent with the applicable City of Evanston and State of Illinois regulatory rules and guidelines for the storage, dispensing and destruction of cannabis, and other related activities related thereto.

The Dispensary will meet all applicable security guidelines adopted by the State of Illinois for the safe storage, dispensing, sale and destruction of cannabis. The Dispensary will be equipped with a high-end security camera and surveillance system, as well as high-level security lighting, covering both the inside and outside of the facility. The proposed exterior cameras will cover all areas of ingress and egress, including the public ways. The interior cameras will cover the entire facility, including the reception and waiting areas, point-of-sales counters, and

inventory (storage) rooms. The security systems are directly linked to and monitored by a certified third-party security company on an around-the-clock basis, and such information is accessible by local law enforcement, the State of Illinois Police Department, and the Evanston Police Department. All footage will be retained for a minimum of 90 days.

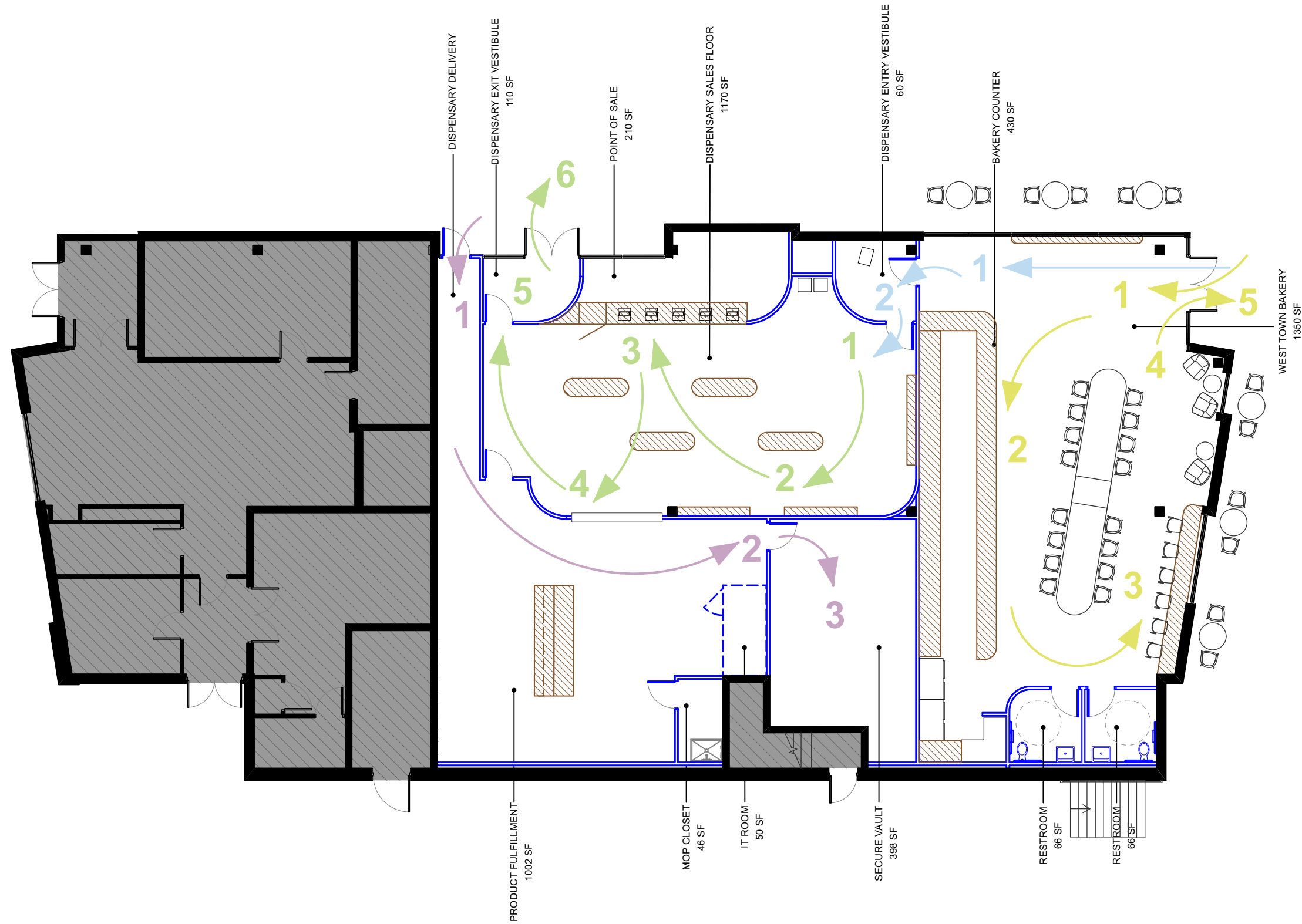
Entry to the Dispensary will be through the secured vestibule within the bakery and entrance to the bakery will be through a main entrance door located on Howard Street on the south portion of the building. This entrance leads to the bakery which doubles as a waiting and queuing area contains the ADA accessible restroom and has seating for those waiting to be permitted access to the sales floor and offers a variety of fresh baked goods and coffee and seating for patrons. The entrance vestibule will be strictly regulated with cameras and at least one full-time security agent and a receptionist. Egress from the dispensary is from the sales floor post-purchase waiting and ride-share calling area through a second vestibule equipped with a with two-door man-trap exiting onto Chicago Avenue, monitored by a second full-time security agent and monitored by camera. All inventory (cannabis and related products) will be stored within the restricted access portions of the premises where entry is limited to authorized staff members and security personnel. These restricted access areas will be secured from the remainder of public and limited access areas of the premises by automatically locking, electronic-access-only doors. All restricted access area dispensary and inventory and storage area doors will require keycards or electronic pass codes. All deliveries will be effectuated through a highly secured delivery vestibule through the bakery which will also monitored by video surveillance.

Public transportation abounds for the Dispensary. The Dispensary's location provides easy access from the CTA Red Line, Purple Line and Yellow Line, the Howard and Clark street bus routes, and is conveniently located close main thoroughfares Sheridan Road, Clark Street, Chicago Avenue, and Ridge Avenue.

Every customer will be required to provide Dispensary staff with a current and valid form of photo identification (Driver's License or State ID). No person will be allowed entry to the limited access sales floor of the proposed Dispensary who does not show proof that they are twenty-one (21) years in age or older.

ACCESS :

- PUBLIC ACCESS
- BAKERY PUBLIC ACCESS
- LIMITED ACCESS
- RESTRICTED ACCESS
- NOT IN SCOPE



OKAY DISPENSARY + WT BAKERY

100 CHICAGO AVE
EVANSTON, IL 60202

2023.03.02

1 Scale: 1:150
FLOW PLAN

SECURITY KEY :



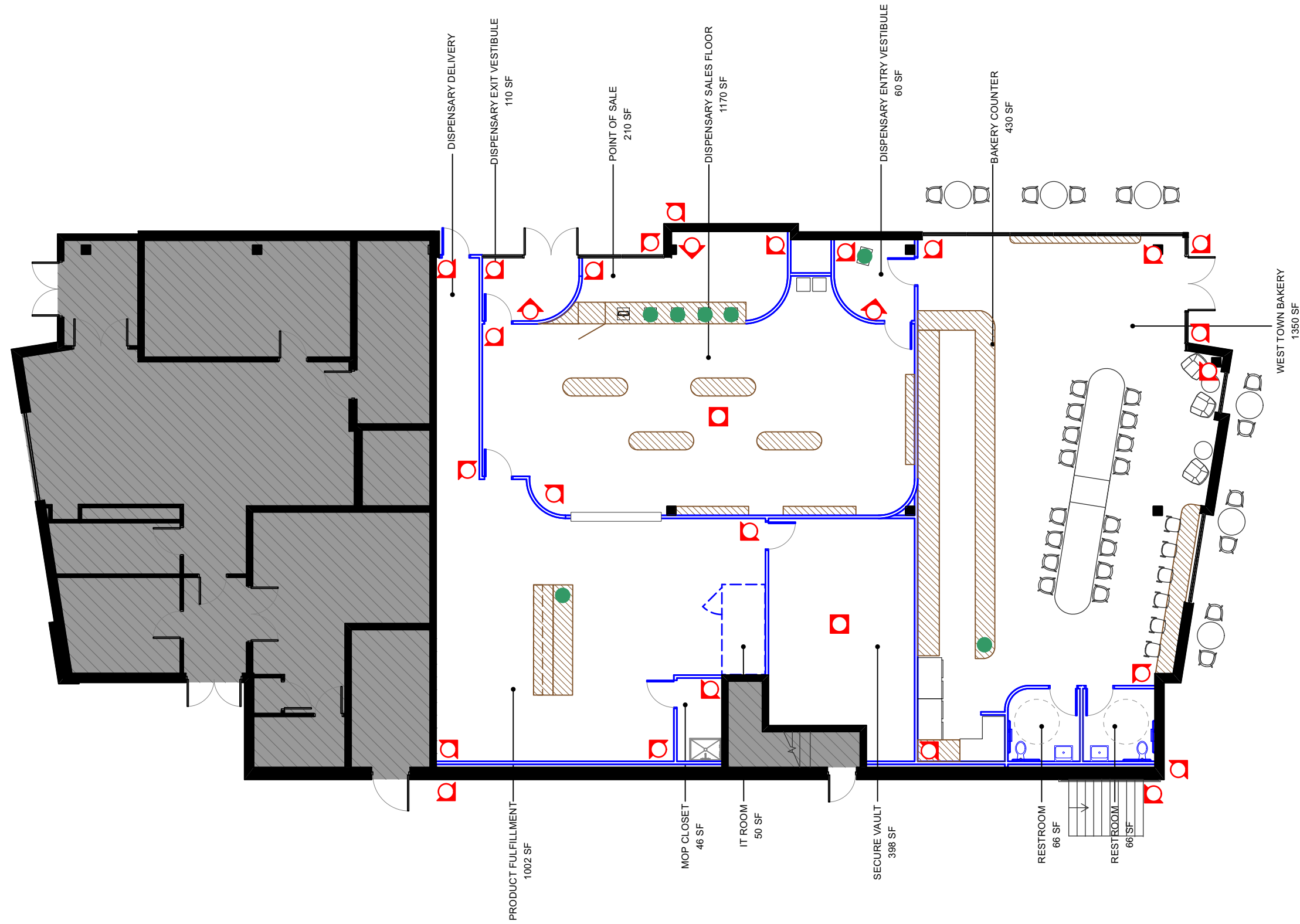
FIXED CAMERA



FIXED 360 CAMERA



PANIC BUTTON



1

Scale: 1:150
SECURITY PLAN

**OKAY
DISPENSARY +
WT BAKERY**

100 CHICAGO AVE
EVANSTON, IL 60202

2023.03.02

Special Use - Security

THE CITY OF EVANSTON

For Address: 100 Chicago Avenue

AFFIDAVIT

I, Saquan M. Gholar, after being first duly sworn on oath, deposes and states that I have personal knowledge of the facts set forth in this Affidavit and if called to testify in this matter, I would swear the following facts are true and correct:

1. I am the President of Rescue 8 Special Events & Training, Inc. (“Rescue 8”), an Illinois Licensed Private Security Contractor Agency, and I am an Illinois Licensed Private Security Contractor;
2. I have held this licensure Since 2017;
3. In addition to holding licensure as a Licensed Private Security Contractor, I am also an emergency medical technician and am employed as the Shift Lieutenant for the Hometown Fire & Police Department in Hometown Illinois and have held this position since 2003;
4. Also, I was employed as a patrol officer by the Phoenix, IL, Police Department from 2006 to 2012, and as a patrol officer for the South Suburban College Police Department in South Holland, IL, from 2012 to 2015;
5. A copy of my CV is included herewith;
6. As a Licensed Security Contractor Agency, Rescue 8 provides security services to businesses, including multiple cannabis dispensaries, Walgreens, The Salvation Army, and Beloved Healthcare, it also provides security at major music and cultural festivals in the City of Chicago, including Music in the Park and Waldo’s Fest, it performs investigations, site planning and development, and is qualified to and provides instruction in multiple security-related activities including first responder/Baton and Handcuff instruction, CPR and first-aid instruction, armed and unarmed guard instruction, active shooter instruction, conceal and carry instruction and hazmat instruction;
7. I perform these services along with the Rescue 8 staff and am responsible for the day-to-day operations of the business and instruction, training and supervision of Rescue 8 personnel;
8. Rescue 8 performs security services for Gentle Ventures, LLC d/b/a Dispensary 33 (“Dispensary 33”), a Medical and Adult Use cannabis dispensary located in Chicago, Illinois and has done so since 2019.

9. Rescue 8 performs security services for CESAM LLC, d/b/a Okay Cannabis (“Okay Cannabis”) at their Wheeling location.
10. In line with the dispensary’s commitment to diversity, Rescue 8 is a minority owned and operated business;
11. As a result of the work for cannabis dispensaries, my experiences in the security sector, my experience as an officer and my experience as an EMT, I am familiar with the State of Illinois regulations and security requirements for Adult Use cannabis dispensary operations;
12. Rescue 8 helped in developing the security plan for Okay Cannabis and has been retained by them as an expert and will be providing security at the dispensary and bakery proposed for 100 Chicago Avenue;
13. I have helped create and have reviewed and am familiar with the Okay Cannabis safety and security plans and protocols and employee safety procedures submitted by Okay Cannabis as part of the application for a dispensary license;
14. The plans and protocols will be strictly adhered to;
15. The safety and security plans and protocols for the proposed facility comply with applicable state regulatory requirements and with best practices for securing a facility that contains valuables, including cash;
16. The significant points to ensuring proper security are the presence of security and other facility personnel, conspicuous camera placement, access controls requiring multiple forms of authorization and a sophisticated inventory tracking system;
17. Consistent with these principles, the dispensary’s approach to security is to deploy redundant systems comprised of the presence of security guards at the facility, proper training of staff on security procedures to augment the guards’ efforts, locked doors that create physical barriers to entry, alarms on all exterior doors and windows where penetration could occur as well as on Restricted Access internal doors, a robust camera system that covers 100% of all permissible areas and is capable of recording at low light levels, a sophisticated inventory and sale tracking system and manual logs that chronical facility activity;
18. A security manager will be employed for the proposed Special Use, who will be responsible for developing and conducting security training for all security personnel and implementing the plan and protocols that affect the safety and security of the proposed dispensary as required by state regulations and for coordinating with local safety and law enforcement agencies;

19. The dispensary will retain the services of an Illinois Licensed Private Security Agency with an Illinois Licensed Private Security Contractor present at the subject site at all times the facility is open to public;
20. The facility also will be continuously staffed during operating hours by a Manager-on-Duty/Agent-in-Charge (“MOD”) who, along with the Security Manager, will be responsible for the implementation of the facility’s safety and security plan and protocols;
21. Prior to opening and after closing, the MOD and the on-site security guard will inspect the interior and exterior of the premises and confirm that all the security systems (door locks, alarms, lighting and cameras) are in good working order;
22. During business hours, security personnel will monitor and patrol strategic areas around the interior of the facility and the exterior of the building and adjacent sidewalks; and will immediately report any suspicious behavior to the Security Manager or designees, and to law enforcement, as necessary;
23. All staff members will be regularly trained in sales practices, proper handling and storage procedures, product storage requirements and security protocols to prevent diversion and loss of product;
24. A log will be maintained of all security training to ensure that all employees are regularly and properly trained;
25. Consistent with Applicant’s current policies and procedures, all facility personnel will wear identifying uniforms that will allow security staff to easily identify and differentiate employees on premises;
26. The security equipment at the proposed Special Use will include interior and exterior cameras, card readers and access control ID’s, all of which shall meet or exceed applicable State regulations;
27. Doors will contain proper locking devices and those that separate limited-access and restricted-access areas from each other and public areas, will contain proximity card readers and/or remote access devices that prevent their opening without separate unlocking by authorized facility personnel;
28. Public access to the proposed facility will be through a single, secure point of entry manned by trained facility personnel and monitored by security personnel and cameras;
29. Access to Restricted Access areas will be limited to authorized facility personnel and will require entry through separate locked doors, alarmed and with proximity cards or other devices used to verify authority to entry;
30. Access to product storage and handling areas, like the vault, also will be limited to authorized facility personnel with redundant levels of security as described above;

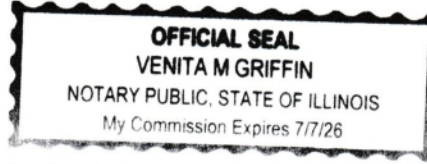
31. Cameras will be deployed throughout the facility and along its exterior perimeter, capable of recording in low-light situations, with battery back-up and connected to a monitoring system with remote access capabilities;
32. Point of sales and the sales floor and waiting areas will be monitored by cameras to create and maintain an electronic video record of transactions and all transactions will be recorded in the facility's point-of-sale system and immediately shared with the State's inventory tracking system, creating a backed-up system of recording transactions and tracking inventory from receipt to its sale, return or authorized disposal;
33. Storage areas in the dispensary will contain advanced physical security including motion detectors, video surveillance and access logging technology to track interior movement, entry and exit;
34. The overnight safe will be protected by reinforced walls and cash will be stored, inside the vault, inside a currency safe.
35. Cash held in registers, will be frequently removed, counted and transferred to the currency safe. Only a nominal cash "par," usually no more than a couple of hundred dollars, will be left in registers overnight.
36. Cash will be removed from the facility by authorized armored carriers on a sufficiently frequent basis to assure that excessive amounts are not maintained on site and that insurance limits of the carrier are never exceeded;
37. As required by State regulations, all cannabis waste will be securely stored in a locked, tamper-resistant receptacle with all waste disposal areas under 24/7 video surveillance from at least two angles;
38. Loading and unloading shall occur Tuesday thru Thursdays, during regular business hours, with 24-hour advance notice of the date and time of the proposed delivery, all in accord with Illinois Department of Financial and Professional Regulation's Rules and best practices;
39. At the subject site, all receiving activity will take place under supervision of the security personnel;
40. No product will be unloaded or loaded if security personnel are not present;
41. To receive a shipment of cannabis products, a manager or designee will alert on-site security personnel about the authorized delivery to prepare for the shipment;
42. Prior to delivery, the area outside and inside the facility will be assessed by on-site security and/or the MOD to confirm there are no unauthorized personnel or any other potential threats to the dispensary in and around the area;

43. The MOD or designee will manage the receipt of the delivery from cultivation centers and maintain communication with the originating entity until the delivery arrives, all in the presence of on-site security;
44. Delivery personnel will drive up to the east portion of the building in parking lot adjacent to the dispensary and before opening the security door, MOD or designee will verify the identification of the individual(s) and the originating entity;
45. As required by State regulation and consistent with the Applicant's current receipt/delivery procedures, upon a cannabis delivery, the Applicant manager or designee will confirm, in the presence of the delivery driver, the product's name, strain name, weight, and identification number on the manifest matches the information on the cannabis product label all under camera surveillance;
46. The proposed facility's layout in providing a separate and secure entrance for receiving will allow for employees from both the dispensary and the cultivation center, infuser or craft grower to view all inventory in a manner separate from the bakery allowing them to confirm the contents of all packages after which confirmation each party will sign the manifest, which documents the confirmation or rejection of the delivered products with any discrepancies immediately reported by the manager or designee to the cultivation center to resolve the discrepancy, or if necessary, send the product back to the cultivation center with the delivery employee;
47. After completing a delivery, the visiting cultivation center employee will then check-out with security personnel and return to their vehicle via the secured door;
48. The verified delivered products will then be transferred to the vault within the Restricted Access area;
49. During this process the received product will be entered into the State's inventory tracking system;
50. As a result of the redundant, robust security systems and protocols to be employed at the proposed facility and the use of trained on-site security personnel, the proposed Special Use will not have an adverse impact on the welfare of the neighborhood or community and due to the electronic and security monitoring of the facility's exterior, the facility's security elements will enhance pedestrian safety and comfort by dissuading loitering and providing video recording and lighting of the adjacent sidewalk and alley.

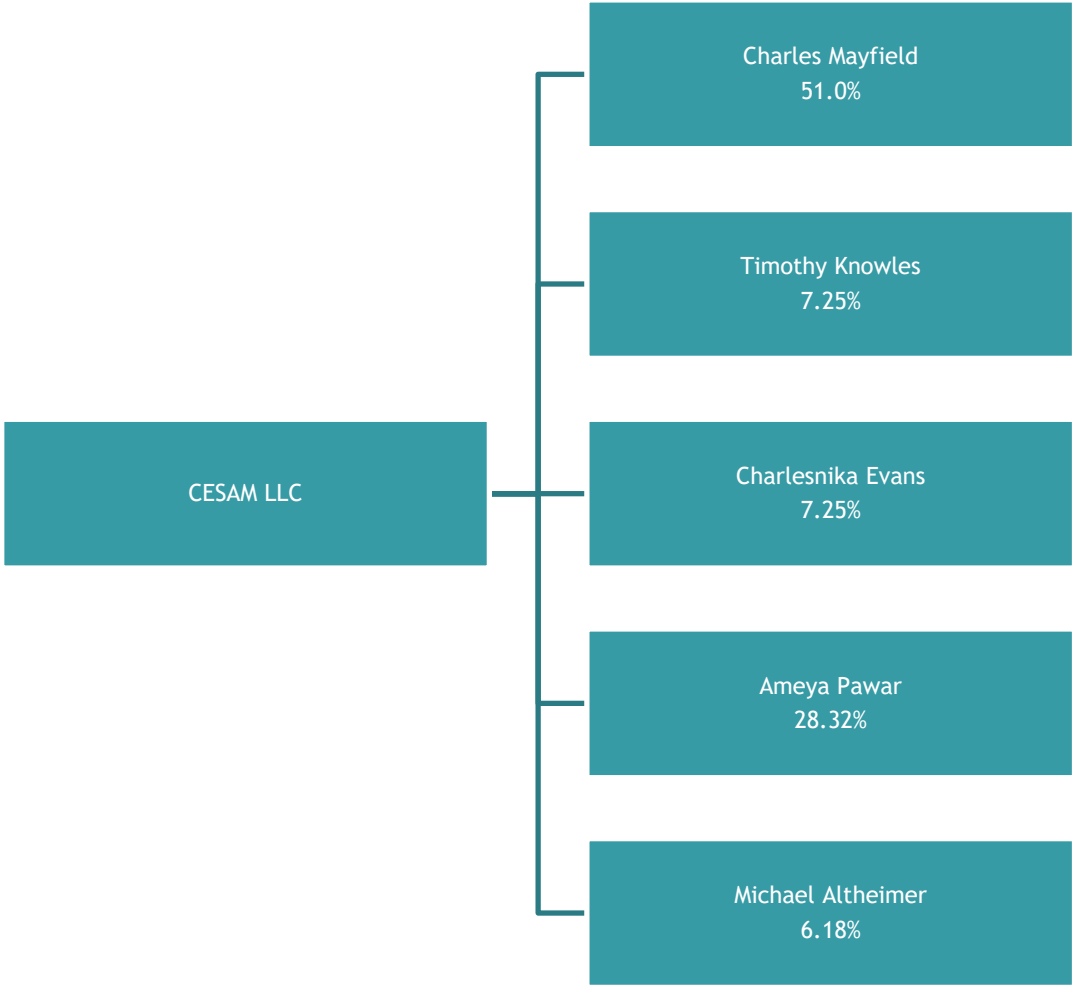
Signed: *Sg*
Saquan M. Gholar

Signed and sworn to before me on 03/01/2023 by Saquan M. Gholar, at
Cook County, Illinois.

Venita M Griffin
Notary Public



Commission expires: 7/7/26



Zoning Analysis Summary

Review Date:
02.10.2023

Case Number:

Case Status/Determination:

23ZONA-0022	Non-compliant; Special Uses Required
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Proposal:

Establish a Cannabis Dispensary and also a Bakery with seating (Type 2 Restaurant) – B3 Business District

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-9-4-2.5 & 6-3-5-16-3	Special Use required for a Type 2 Restaurant when in conjunction with any other requested zoning relief (otherwise a Type 2 Restaurant may process as an Administrative Review Use)	Apply for Special Use
6-9-4-3	Special Use required for a Cannabis Dispensary in the B3 District	Apply for Special Use
6-4-11-3	<p>(A) <i>Special Uses:</i> The approval for cannabis dispensary businesses shall only be allowed as a Special Use in RP, D1, D2, D3, D4, C1a, C1, C2, B1a, B2, B3, and O1 Zoning Districts as well as the oDM, oCSC and oH Zoning Overlay Districts. Cannabis dispensaries shall be prohibited in all R, B1, M, T, U, I, WE1 and OS zoning districts as well as within any dwelling unit or rooming unit.</p> <p>(B) <i>Distance Requirement:</i> Any cannabis dispensary shall not be located within one thousand five hundred (1,500) feet of another cannabis dispensary or five hundred (500) feet of a pre-existing public or private educational institution that is an elementary, middle, or high school, as measured from lot line to lot line.</p> <p>(C) <i>Distance Requirement Measurement:</i> The distance requirement shall be measured from the nearest property lines of each property the cannabis dispensary is located on.</p> <p>(D) <i>Hours of Operation:</i> Cannabis Dispensaries shall only be permitted to operate between the hours of 10:00 a.m. and 8:00 p.m. seven (7) days out of the week.</p>	Special Use required for a Cannabis Dispensary; Distance requirement to another dispensary in Evanston is met. Distance requirement to a pre-existing public or private educational institution in Evanston is met.



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Mar 29, 2023 at 8:21 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 03/29/23 9:21 PM

Name: Abigail Pickus

Address of Residence: [612 Mulford Street #502 Evanston IL 60202](#)

Phone: (773) 512-5877

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:
I object to another cannabis dispensary being opened so close to my house and on a stretch of Chicago ave that could cause a bottleneck. The Zen Leaf dispensary is only .5 miles away from 100 Chicago Ave - so why open another dispensary so close? Also, there is another Zen Leaf on Maple Ave. in Evanston. I know it's legal now for people 21 and over but marijuana is still a drug and it impairs people. I really don't see what benefit this dispensary will bring to the neighborhood or why Evanston needs another one. We need businesses along that stretch that add value and bring people together and I don't see how this dispensary will do either.

Agenda Item (or comment on item not on the agenda): OKAY Cannabis

**Position on
Agenda Item:**

Opposed

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