

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: MASTER21-0002
PROJECT NAME: Exxotic Strains - Cannabis Dispensary
ADDRESS/LOCATION: 1237 N BARRINGTON RD
REQUEST: Special Use
OWNER: 2595 W Golf LLC
APPLICANT: Perry Mandera, Exxotic Strains LLC
PROPERTY SIZE: 0.80 Acres
ZONING / LAND USE: B-2 Community Business, vacant multi-tenant commercial building
ADJACENT PROPERTIES: NORTH: B-2, Ricky-Rockets gas station, Golf Rd. right-of-way
SOUTH: B-2, Hoffman Village shopping center
EAST: B-2, Hoffman Village shopping center, Mariano's gas station
WEST: Cook County Forest Preserve
PZC MEETING DATE: August 17, 2022
PUBLIC HEARING: YES
STAFF ASSIGNED: Kevin Anderson

REQUESTED MOTION

Special Use to permit Exxotic Strains LLC to operate a cannabis dispensary for the property at 1237 N. Barrington Road.

SUMMARY

The subject property is an approximately 5,050 square foot tenant space within a 6,300 square foot multi-tenant commercial building. The Petitioner, lessee of the property, is proposing to build out and operate a cannabis dispensary from this location. Pursuant to Section 9-11-2-B of the Hoffman Estates Zoning Code, a cannabis dispensary requires a Special Use in order to operate.

BACKGROUND

The State of Illinois approved the Cannabis Regulation and Tax Act (CRTA) in 2019 which allows the sale and adult use of cannabis products. In anticipation of this legislation, the Village approved Ordinance 4772-2019 which amended the Zoning Code to establish a Cannabis Dispensary Overlay District. The district covers three specified areas of the community in which cannabis dispensaries are permitted to operate with a special use. In addition to the special use standards outlined in the Zoning Code, cannabis dispensaries are subject to the following restrictions as outlined in Section 9-11-2-B:

1. Cannabis dispensaries shall operate in strict compliance with Illinois law.
2. The number of special use permits issued for a cannabis dispensary by the Village of Hoffman Estates shall be limited to three.
3. A copy of any security plan required by Illinois law shall be submitted at the time the special use permit application is filed.
4. No consumption of cannabis in any form shall be permitted on the cannabis dispensary site.
5. A cannabis dispensary shall not operate between the hours of 10:00 p.m. and 6:00 a.m. seven days a week.

ANALYSIS

The subject property is within the Village's Cannabis Dispensary Overlay District Area 2 – Barrington Road Corridor. This is the second request for a cannabis dispensary in the Village. Per §9-11-2-B, if approved, one additional special use permit would be available within the Cannabis Overlay Districts.

The retail center and related parking lot were approved in 2018. The development was completed without a specific tenant identified. A Variation was granted for the eastern setback but otherwise the site plan complies with the Zoning Code and Subdivision Regulations including parking, landscaping, and accessibility requirements. IDOT also approved permits for the design of the curb cuts on Barrington and Golf Roads. The project was constructed in compliance with the approved plans and the building permits are completed and closed. The building has never been occupied and the tenant space is currently unfinished. There is an approximately 1,000 square foot tenant space on the south end of the building which is not included in this request and would remain vacant for now.

Business Operations

- The dispensary would operate in compliance with the Illinois CRTA. The dispensary would sell cannabis and cannabis infused products for adult use. This facility would not specialize in medical sales but would honor medical cards as required by the State law.
- Hours of operations are limited by the Zoning Code to between 6:00 a.m. and 10:00 p.m. The Petitioner's operations plan identifies they would not open at this location until 9:00 a.m. The dispensary will have between 10 and 15 employees working per shift.
- The tenant space is approximately 5,050 square feet. In accordance with the CRTA, there are specific areas within the space which are designated for the public. These areas are primarily a point of sale counter and queuing area. There are limited accessories on display for customers to peruse but no cannabis products are sold off the shelf.
- The floor plan includes a vault for storage of products as required by the State law.
- The Petitioner has submitted an operations plan and security plan which are in compliance with the requirements of the CRTA and the Village Code. Security personnel would always be on site during operating hours and there are multiple monitoring and alarm systems proposed for after hours. The Petitioner and his security consultant have met with the Village's Chief of Police who had no concerns with the applicant or the security plan.

Site Plan and Parking

- There are currently 31 total parking spaces on the subject property. The Zoning Code would recommend a minimum 25 spaces for a retail building of this size. A parking study was completed as part of the Site Plan Review process in 2017 which verified that the parking count could accommodate retail parking demands.

- The Village does not have specific parking guidelines for cannabis dispensaries. The Petitioner has indicated that the parking lot would accommodate their busiest retail hours including employee parking. The Petitioner has identified that Friday evenings are typically the busiest times for their existing dispensaries and they expect similar peak times at this location.
- Based upon the Petitioner's estimates they would utilize 25 of the parking spaces during their busiest hours. The Zoning Code would suggest a minimum of 20 spaces for a retail tenant of this size. The remaining retail space not included in this application is approximately 1,000 square feet. A future retail use of this space would be recommended to have 4 spaces.
- The typical customer at the dispensary would not be selecting and purchasing their products at the store. The Petitioner notes that their dispensaries have a robust online ordering platform and this is the way the majority of customers place their orders. This allows customers to retrieve their prepared order which reduces the amount of time customers are actually in the store compared to other retail establishments.
- It is noted that dispensaries are a newer land use and there is limited empirical information on traffic patterns and parking demand for these types of businesses. However, based on anecdotal information from existing dispensaries in surrounding communities, it is anticipated that there will be sufficient on-site parking to accommodate the proposed use. Nevertheless, Staff recommends a condition of approval that additional parking accommodations will be sought if it is determined there is a parking issue caused by the business.

Master Sign Plan

- As a component of the site plan review in 2018, the applicant also received approval for a Master Sign Plan. This plan would allow for attached tenant signs on the north, east and west facades of the building. The Petitioner has not submitted plans yet but has identified that they could comply with the Master Sign Plan and Village Codes.

STANDARDS FOR A SPECIAL USE

No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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;
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;
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;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The Special Use to operate a cannabis dispensary shall be granted solely to Exxotic Strains LLC, as a designated State licensee.
2. The dispensary shall operate at all times in compliance with the Illinois Cannabis Regulation and Tax Act and all restrictions of the Village's Municipal Code.
3. The dispensary operations shall significantly conform to the Project Narrative included as part of the Petitioner's application.
4. A building permit is required. Building plans shall be revised to remove references to the State of Ohio building codes.
5. The Special Use shall be established within one year form the date of granting by the Village Board or the special use shall be revoked.
6. The Petitioner shall monitor the parking to ensure that illegal parking does not occur. The Village shall reserve the right if it is deemed necessary by the Village to require the Petitioner to conduct parking counts to be submitted to the Village for review and/or prepare an overflow parking plan acceptable to the Village.

Attachments: Petitioner's Application and Submittal
Location Map



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: EXXOTIC STRAINS LLC
ADDRESS: 1225 - 1249 N. Barrington Road
PROPERTY INDEX NO.: 07-18-100-005-0000
PROPERTY ACRES: 0.78 **ZONING:** B-2
PROJECT DESCRIPTION: Special Use for Adult Use Cannabis Dispensary and Text Amendment to the Cannabis Overlay

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final <input type="checkbox"/> Residential Preliminary/Final	N/A
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ - Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Final <input type="checkbox"/> Preliminary <input type="checkbox"/> Preliminary/Final	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Minor Amendment <input type="checkbox"/> Administrative Review <input type="checkbox"/> Major Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input checked="" type="checkbox"/> Listed Use (please list) <u>Cannabis Dispensary</u>	<input type="checkbox"/> Use Not Cited (please list) _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input checked="" type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

2595 W Golf LLC

2595 W Golf LLC

Name

Company

5277 Trillium Blvd

Hoffman Estates

Street Address

City

IL

60192

224-484-8925

chris.goluba@golubalaw.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Perry Mandera

EXXOTIC STRAINS LLC

Name

Firm/Company

1301 S Western Avenue

Chicago

Street Address

City

IL

60608

708-710-2000

mandera@customco.com

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: tenant

III. Authorized Agent on Behalf of the Owner of Applicant or (Contact Person/Project Manager)

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

IV. Owner Consent for Authorized Representative

It is required that the property owner or designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. If the owner cannot be present at the meeting, the following statement must be signed by the owner:

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

Rick Heidner/ Heidner Properties, Inc.

Name/Firm

Name/Firm

Name/Firm

Name/Firm

Rick Heidner

Owner Signature

Print Name

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: _____

Owner's Name (Please Print):

Rick Heidner

Applicant's Signature:
(If other than Owner)

Applicant's Name (Please Print):

Perry Mandera

Date: _____

7-26-22

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

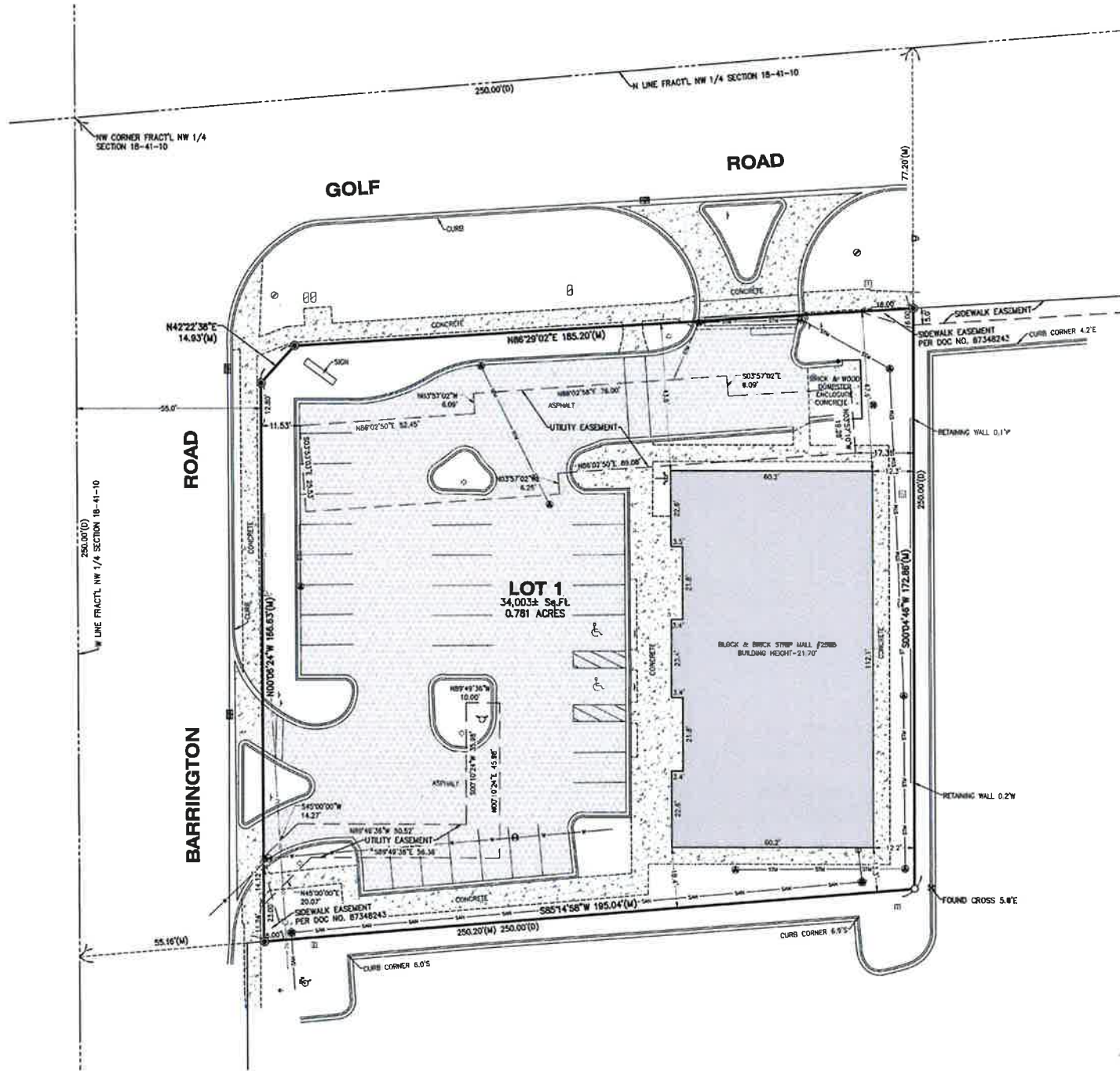
All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

ALTA/NSPS LAND TITLE SURVEY

Lot 1 in 2585 W. Golf Road Subdivision, being a Subdivision of part of the Northwest Quarter of Section 18, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded October 9, 2019 as Document No. 1928216017 in Cook County, Illinois.



SURVEYOR'S NOTES

- The utility easements shown hereon have been provided by Old Republic National Title Insurance, Commitment policy #19106438 dated September 8, 2019. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17031C0167J, dated August 19, 2008, the subject property lies within Zone "X", areas determined to be outside the annual 0.2% chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be I.L. EAST ZONE NAD83 (2011) by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was covered by 2"-4" of snow.
- This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- The surveyed property is located at 2585 W Golf Road in Hoffman Estates in IL. (Pertains to Table A, Item 2).
- There is a total of 29 striped parking spaces for cars, including 2 of which are marked handicapped and none for motorcycles. (Pertains to Table A, Item 9).
- Exceptions 1, 2, 5, 6, 7, 9, 11, 12, 13, 14, 15, 16 and 17 are not survey related.
- Exceptions 3, 4, are blanket in nature.
- Exceptions B & 10 documents not provided to surveyor.

LEGEND	
+	BOLLARD
⊙	CATCH BASIN
⊖	CLEAN OUT
⊞	CURB INLET
⊕	DOWN GUY
⊞	FIRE CONNECTION
⊞	FIRE HYDRANT
⊞	FLARED END SECTION
⊞	FOUND CROSS
⊞	FOUND IRON PIPE
⊞	GAS METER
⊞	HANDHOLE UNKNOWN
⊞	HANDICAP
⊞	LIGHT
⊞	MANHOLE
⊞	SANITARY MANHOLE
⊞	SET IRON BAR
⊞	SIGN
⊞	STORM MANHOLE
⊞	TELEPHONE RISER
⊞	TV RISER
⊞	UTILITY POLE
⊞	VALVE VAULT
⊞	WATER VALVE
(M)	MEASURED
(D)	DEED



VICINITY MAP N.T.S.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) Old Republic National Title Insurance
2) 2585 W Golf LLC, an Illinois limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7c, 8, 9, 11a & 19 of Table A thereof. The field work was completed on February 23th, 2022.

Dated this 07th day of March, A.D., 2022.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

Arthur P. Gritmacker (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR



CLIENT: HEIDNER PROPERTIES, INC
DRAWN BY: CKV CHECKED BY: APG
SCALE: 1"=20' SEC. 18 T. 41 R. 10 E.
BASIS OF HEARING: I.L. EAST ZONE NAD83 (2011)
P.I.N.: 07-18-100-005
JOB NO.: 220098 I.D. ALT
FIELDWORK COMP.: 02/11/22 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

PROJECT NARRATIVE:
EXXOTIC STRAINS LLC
1237 NORTH BARRINGTON ROAD,
HOFFMAN ESTATES, IL

TABLE OF CONTENTS

SECTION 1 – LEGAL DESCRIPTION	2
SECTION 2 – DESCRIPTION OF INTERESTED PARTIES	2
2.1 EXXOTIC STRAINS LLC.....	ERROR! BOOKMARK NOT DEFINED.
2.2 HEIDNER PROPERTIES	2
SECTION 3 – OUR BUSINESS	3
3.1 PERRY MANDERA	3
SECTION 4 – OPERATIONS.....	5
4.1 BUSINESS EXPECTATIONS	5
4.2 HOURS OF OPERATION	6
4.3 STAFFING	6
4.4 APPEARANCE	6
4.5 SECURITY PLAN	7
4.6 ODOR MITIGATION PLAN.....	8
4.7 DELIVERY PLAN	9
4.8 DISPOSAL AND DESTRUCTION PLAN.....	11
4.9 ADDITIONAL REGULATORY REQUIREMENTS.....	13
SECTION 5 – STANDARDS FOR CONDITIONAL USES	14
SECTION 6 – SURVEY	Appendix A
SECTION 7 – FLOOR PLAN AND ELEVATIONS	Appendix B

SECTION 1 – LEGAL DESCRIPTION

Lot 1 in 2595 W. Golf Road Subdivision, being a Subdivision of part of the Northwest Quarter of Section 18, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plot thereof recorded October 9, 2019 as Document number 1928216017 in Cook County, Illinois.

SECTION 2– DESCRIPTION OF INTERESTED PARTIES

The Company will implement rigorous operational controls for cultivation, procurement, packaging and labeling, inventory, and storage to ensure the consistency of our products [§17:30-11.4(b)].

2.1 EXXOTIC STRAINS LLC

Exxotic Strains, LLC is owned and operated by Mr. Mander, who owned and operated one of Illinois' original licensed medical cannabis retail outlets, having originally been awarded a license in 2015. Since its inception, the medical dispensary has hired from and sought to serve the surrounding community. The Herbal Care Center strategically recruited a staff that organically qualified them as a Social Equity Applicant under State law. The Herbal Care Center employs nearly 40 full-time employees, the majority of whom reside (and will continue to reside) in Disproportionately Impacted Areas (DIAs). The overwhelming majority of the staff of the proposed adult use dispensary are racial minorities.

Exxotic Strains LLC is proud to offer to its patient customers the largest and most diverse medical cannabis product inventory in the State of Illinois. The dispensary's state-of-the-art facility and security-rich environment is exceptionally clean and safe for customers, employees, contractors, and the local community at large. This is due, in part, to the fact that industry-leading security measures prevent diversion of cannabis and cannabis products to underground markets and vulnerable youth communities, especially at-risk groups such as economically challenged children and those suffering from substance addiction.

2.2 HEIDNER PROPERTIES

Heidner Properties, Inc., is a full service commercial real estate company that has experience in nearly every aspect of the commercial real estate industry including property management, project management, building maintenance services, design and construction, acquisitions, leasing, & development. We pride ourselves in being able to adapt to the ever-changing marketplace.

Heidner Properties, Inc. holds a portfolio of multi-family residential, office, retail, industrial, and commercial buildings consisting of over 260 properties spread over twelve states. The estimated value of the portfolio is over \$350,000,000.

Heidner Properties, Inc., has a decades long successful track record managing its own portfolio. The company employs dedicated professionals who have extensive experience and knowledge in the real estate business. Heidner Properties, Inc., was formed in 2000, to manage the Heidner Family's commercial real estate portfolio.

SECTION 3– OUR BUSINESS

Exxotic Strains LLC has strategically documented the core values and guiding principles that it will employ during launch and operation if granted a license by the State of Illinois. The dispensary will operate as a community-orientated business that serves a local customer base. As a professional and competent business designed to leverage market forces, the dispensary will communicate effectively and regularly with regulatory partners at the State of Illinois. Exxotic Strains LLC’s ultimate mission is to serve as a positive example of an effectively operated, social equity driven, veteran owned, locally owned and operated adult use cannabis dispensary that is a positive asset to the local community.

The dispensary’s team will create a positive environment for employees, customers, vendors, and regulators that is a top example of community service, educational resources, and overall business integrity. Exxotic Strains LLC will deliver a world-class customer experience and offer the broadest possible range of products—in addition to several service offerings. The physical dispensary location will be safe, secure, welcoming, and contain state of the art and environmentally friendly utilities.

3.1 PERRY MANDERA

Exxotic Strains LLC’s sole owner, Perry Mandera, was the owner of The Herbal Care Center dispensary in the City of Chicago, which has been in operation for nearly five years. In managing this medical dispensary as its sole owner, Mandera has operated—without disciplinary incident—one of the most successful dispensaries in the State of Illinois. In doing so, Mandera has developed processes, systems, procedures, policies, and instructional manuals for the medical dispensary that have been reviewed and approved on multiple occasions by State regulators.

The Herbal Care Center that was owned and operated by Mr. Mandera is one of Illinois’ original licensed medical cannabis retail outlets, having originally been awarded a license in 2015. Since its inception, the medical dispensary has hired from and sought to serve the surrounding community. The Herbal Care Center strategically recruited a staff that organically qualified them as a Social Equity Applicant under State law. The Herbal Care Center employs nearly 40 full-time employees, the majority of whom reside (and will continue to reside) in Disproportionately Impacted Areas (DIAs). The overwhelming majority of the staff of the proposed adult use dispensary are racial minorities.

Under Mandera’s leadership, the Herbal Care Center was proud to offer to its patient customers the largest and most diverse medical cannabis product inventory in the State of Illinois. The dispensary’s state-of-the-art facility and security-rich environment is exceptionally clean and safe for customers, employees, contractors, and the local community at large. This is due, in part, to the fact that industry-leading security measures prevent diversion of cannabis and cannabis products to underground markets and vulnerable youth communities, especially at-risk groups such as economically challenged children and those suffering from substance addiction.

The Herbal Care Center thoroughly trains all agents, including its patient care specialists, to ensure that all customers, including patients and caregivers, are treated with the professionalism and respect that they deserve. The dispensary promotes a compassionate focus

that prioritizes the needs of all customer groups, especially special needs communities featuring unique sensitivities, including veterans, senior citizens, those suffering physical challenges and disabilities, and the economically challenged.

As a result of personally operating The Herbal Care Center, Perry Mander has become exceptionally familiar with various aspects of the science and business of cannabis, including genetic cultivars (strains), biophysical efficacy, product categories, and emerging brands. This is evidenced by the fact that the medical dispensary operated by Mander features one of the largest selections of products in the State and an unusually robust customer service rating.

Mr. Mander has a proven six-year track record of successful operation of a large medical dispensary in Illinois that features a discipline-free record of full regulatory compliance and adherence to the Illinois Cannabis Regulation and Tax Act. He possesses more than four decades of successful business management and entrepreneurial experience in the Chicagoland metro area.

Perry Mander is an accomplished executive with a solid record of achievement that has consistently driven profitable growth in challenging and competitive markets. Mander has experience within executive capacities and positions that demonstrate a capacity to successfully manage international/domestic operations, including the business planning, client services, market analysis, regulatory compliance, and process improvement of a cannabis business within a hypercompetitive marketplace environment such as the Chicago metro area.

Mr. Mander Officer is an insightful business leader with the unique ability to translate big picture vision into detailed action plans. He has efficiently rectified a variety of complex personnel and operational issues, provided proactive solutions, and designed custom business strategies in an effort to increase and sustain brand presence, market viability, and overall profitability.

Since 1986, Mander has been the sole owner and operator of a full-service national transportation/logistics provider that employs more than 500 staff members and annual sales in excess of \$300M. The organization specializes in the provision of diverse transportation services, including domestic and international air freight and supply chain management.

In owning and operating this transportation/logistics company, Mr. Mander has exhibited suitable knowledge and experience when managing the fiscal and strategic oversight and accountability of the business across all facets of daily operations.

For this ISO 9001 certified start-up organization, Mander has controlled product development, market intelligence, pricing, contract review/negotiation, cost reduction, and short- and long-term marketing planning. He has orchestrated all facets of capacity planning, transportation, and logistics to ensure maximum utilization of resources and better than industry standard customer service and efficiency levels.

During the 33-year operation of this logistics company, Mr. Mander has overseen its rate negotiations, invoicing, inventory control, and consolidations. He has also ensured optimal operational management (fluid movement of freight) while minimizing downtime.

In addition, in operating the company, Mander has conducted operational analysis to identify opportunities for enhancement and to implement solutions and/or programs that have proven to increase operational efficiency and productivity. He has also developed and analyzed detailed cyclic reporting regarding a variety of operational facets of the business. For the duration of the

business, Mr. Mandera has maintained direct responsibility for securing and managing major enterprise accounts.

Under Mandera’s leadership, the logistics company provides customers with competitive pricing and analysis to promote growth of the business without sacrificing quality of service to existing clients. Mandera has held dozens of directorial board positions in private for-profit, nonprofit, and public governmental organizations. Mr. Mandera is a military veteran who was discharged honorably.

SECTION 4– OPERATIONS

To accomplish our mission and vision, several core values are the foundation for our business operations. These include:

Customer service: All customers will be treated respectfully and have their concerns considered by an agent of the proposed dispensary. Any problems or conflicts will be resolved respectfully and as thoroughly as possible.

Serving the community: Exxotic Strains LLC will maintain regular communication with the surrounding community and its leaders. The dispensary will be responsive to community concerns and suggestions and work to become a positive member of the local community it serves.

Safety and security: Serving both customers and the community means ensuring that the proposed dispensary maintains a sense of safety and security for all staff, customers, and contractors. This will be accomplished through a multi-faceted approach to security that includes state of the art security systems. Employees will be regularly trained and prepared to ensure a safe, secure, and calm atmosphere throughout the proposed dispensary. Exxotic Strain LLC’s management will employ creative and alternative dispute resolution techniques as a basic principle of safety and security.

Industry awareness and nimbleness: Management of the proposed dispensary will stay abreast of all new developments in this rapidly changing industry, including new products and brands, scientific and health-related developments, discoveries from research and development, and all legal and regulatory changes.

4.1 BUSINESS EXPECTATIONS

Estimating our daily volume of customers involves several factors. Exxotic Strains LLC is well aware how many licenses have been awarded, but it is impossible to predict where those licensees in the BLS 5 District will choose to operate. Currently, one cannot predict how many dispensaries will open in Hoffman Estates or in the surrounding localities. Keeping this in consideration, our business projections assume that state-wide sales will continue to increase marginally year after year, as the adult-use market expands, and that Exxotic Strains LLC’s proven business model will perform in-line or exceeding the average dispensary. By the end of our first year of operations, our team assumes that adult-use sales across the state will exceed \$150M per month and, when new round of licenses have commenced operations, a total of 295 adult use dispensaries, doing on average \$500k/month will be operating in the state of Illinois. On average, each sales total is around \$100. We anticipate that we will serve around 5000 customers monthly (around 160 per day).

4.2 HOURS OF OPERATION

Day of the Week	Open	Close
Monday-Thursday	9:00 am	9:00 pm
Friday-Saturday	9:00 am	10:00 pm
Sunday	10:00 am	6:00 pm

4.3 STAFFING

Exxotic Strains LLC will be staffed with 10-15 persons at all times. The stores staffing at all times will include:

3 Entry Staff: These staff members will be responsible for checking the identification of all persons entering the dispensary. They will be the stewards of all entry into the premises.

2 Security Guards: There will be atleast 2 Security Guards on hand at all times. There will be times where we increase the number of guards, depending on the customer forecast for the business day. These days which may require increased security include weekends, holidays, and special events.

4 Sales Staff: These staff members will manage the POS Stations and be responsible for the final sale and package of all customer merchandise.

4 Budtenders: These staff members are responsible for interacting with customers and answering any questions regarding the products and their effects. These staff members will assist with product selection and will communicate the final merchandise selection to the Sales Staff.

1 Inventory Assistant: This staff member will be responsible to run merchandise between the vault and the sales floor.

1 Inventory Manager: The Inventory manager will be responsible for managing any and all inventory needs for the daily business.

1 Store Manager: The Store Manager is responsible for overseeing any and all operational needs for the daily operations of the dispensary.

2 Inventory Assistants in Vault: These staff members will be responsible for supplying inventory to the store directly from the vault, ensuring that all purchaser needs are met.

4.4 APPEARANCE

Exxotic Strains LLC will maintain a retail facility of approximately 6,394 square feet. Of this space, 3,690 square feet will be used for the showroom, consultation office, future retail use, and customer reception and 2,704 square feet will be used for limited access and restricted access areas within the dispensary.

Of the portion that is restricted access, 482 square feet will be for the vault where cannabis, cannabis products, and currency will be stored. Exxotic Strains LLC's floor plan will create an inviting retail and service environment that ensures efficient ingress and egress while allowing educational customer interaction and ensuring the highest level of satisfaction. The facility is strategically designed to optimize security, safety, and comfort for customers and employees.

The dispensary's floor plan demonstrates and exceeds the following goals:

- Extensive knowledge of all applicable legal requirements.
- Suitability for public access.
- Layout created with an efficient and secure plan for the dispensing of cannabis and cannabis products.
- Layout created to ensure the highest standards for safe handling and storage of all cannabis and cannabis products.
- Accessibility that exceeds the requirements for compliance with the Americans with Disabilities Act (ADA).
- Design that exceeds the requirements for compliance with the Environmental Barriers Act.

4.5 SECURITY PLAN

Exxotic Strains LLC has designed a Security Plan that combines (1) well-trained staff members, (2) proven physical security measures, (3) industry-accepted best practices and (4) state-of-the-art technology. The proposed adult use facility Security Plan, detailed herein, demonstrates the ability to proactively identify and prevent unauthorized access, theft, or diversion of cannabis or cannabis products and assist the Illinois State Police, The Illinois Department of Financial and Professional Regulation (Department), and local law enforcement in implementing their respective security strategies (410 ILCS 705/15- 30(c)(2)). The dispensary employees will be trained to operate in a culture of awareness strategically designed to mitigate and prevent potential incidents.

Exxotic Strains LLC understands that the safety and security of purchasers, employees, and the community is a priority. The applicant is committed to demonstrating to the State of Illinois that the proposed dispensary will be an asset to the community by virtue of the comprehensive security measures it employs and the responsible and deliberate manner in which the business will be operated.

The proposed dispensary organization understands the importance of interacting with local, state, and federal law enforcement authorities when necessary. Applicant will develop and maintain positive relationships with the law enforcement community by proactively contacting all entities that have law enforcement jurisdiction over the proposed dispensary. Applicant will develop open and active lines of communication with the law enforcement community to ensure the greatest level of cooperation. Effective communication will provide a positive means of information exchange between the applicant and law enforcement to proactively address and eliminate, to the greatest extent possible, the potential for criminal activity in and around the proposed adult use dispensary.

The applicant has contracted Silver Star Protection Group (SSPG) to oversee and implement its Security Plan. SSPG comprises senior security experts with more than 80 years of law enforcement experience who have delivered security services to the cannabis industry since 2014. SSPG is a certified Illinois responsible vendor training program provider. The dispensary has also engaged Forest Security Systems, Inc., (FSS), an Illinois Licensed Alarm Contractor Agency that is approved by Underwriters Laboratories to provide Certification for installed Alarm Systems. Forest has also provided system design, build-out, and equipment for cannabis dispensaries in Illinois since 2015. FSS has 35 years experience as an alarm contractor, 25 years in law enforcement (retired), and five (5) years designing and servicing security surveillance systems in medical cannabis dispensaries in Illinois.

Exxotic Strains LLC has created a comprehensive and multi-layered Security Plan (Plan) that optimizes safety and exceeds all Department security requirements. The multi-layered approach is based on the “concentric circles of protection” theory. This theory involves the idea that additional layers of security equal better security. Exxotic Strains LLC utilizes a combination of onsite security personnel, physical barriers, lighting, video monitoring, access control, intrusion detection, duress alarms, continuous electronic monitoring, alarm monitoring, training, strategically placed signage, stringent identification verification and industry best practices to ensure the safe and secure dispensing of cannabis.

The Security Plan outlines redundant security measures designed to eliminate unauthorized access, theft, loss, and diversion. Exxotic Strains LLC will review the dispensing organization policies and procedures every six (6) months from the issue date of the license and update as needed due to changes in industry standards, in response to any special security concerns or as required by The Department (410 ILCS 705/15-100 (c)(16)).

4.6 ODOR MITIGATION PLAN

The adult use dispensing organization will employ multiple air filtration technologies to reduce odor and emissions from the facility into neighboring areas. Potential dehumidifying systems will be evaluated for control of mold and pathogen growth. Air quality may be improved through the use of odor control technologies such as activated carbon filtration and negative ion generation.

The adult use dispensing organization is committed to being a good neighbor and environmental steward. As such, the dispensing facility will implement an appropriate odor management and ventilation program for its proposed retail operation. This facility is not expected to produce any detectable odor and will not be co-located with cannabis cultivation or manufacturing facilities.

Rather, the dispensing facility location will sell only pre-packaged cannabis goods ready for final retail sale. The odor management and mitigation strategies described here are consistent with and based on industry best practices and control technologies and are compliant with all applicable state and local laws and regulations. All records pertaining to odor management will be maintained at the facility and made available to The Department upon request.

The adult use dispensing organization’s plans for odor mitigation will utilize a combination of odor mitigation equipment, monitoring, and regular maintenance to prevent any potential cannabis odor from arising from the dispensary facility and potentially being distributed to neighboring facilities. The adult use dispensing organization will be property ventilated, and the exhaust air will be filtered through activated carbon to neutralize the odor from cannabis.

Additionally, the HVAC system will create negative air pressure between the interior and exterior of the adult use dispensing organization. Taken together, these measures will ensure that cannabis odor cannot be detected at the exterior of the adult use dispensing organization or on any adjoining property. The adult use dispensing organization will be equipped with an inline charcoal exhaust system in every space that contains products, including storage spaces. The inline charcoal exhaust system will force air circulating within the HVAC system through an activated carbon filter. Carbon filtration is widely regarded as the industry-specific best control technology for odor mitigation in cannabis facilities. These filters contain activated carbon which, through the process of absorption, traps impurities and odor particles in microscopic carbon pores. Only filters with the capacity to remove 99% of odor will be used.

Activated carbon filters will be placed at all air exhaust points from the adult use dispensing organization, ensuring that odor particles are removed from the air before discharge into the external atmosphere. This includes exhaust points for air circulated in non-cannabis spaces as well. Carbon-filtered air will leave the adult use dispensing organization through an exhaust fan located on the exterior of the facility. Exhaust vents will direct exhaust away from residential uses or zones.

The number of carbon filters in the adult use dispensing organization will be determined by calculations based on the square footage of the spaces needing odor mitigation and the anticipated degree of odor. The type and scale of operations Exxotic Strains LLC is proposing are unlikely to create odor issues for the surrounding community. The odor mitigation technologies described here are more than adequate for the proposed operations. In addition to activated carbon filters, the adult use dispensing organization will use an HVAC system that is capable of creating imbalanced air pressure between the interior and exterior of the adult use dispensing organization.

More specifically, the HVAC system will use negative air pressure to prevent cannabis odors from escaping the facility except through the carbon filtration system. Negative air pressure is created when the HVAC system mechanically expels more air from an area than is naturally supplied into the area. This pressure differential results in negative air flows that cause air to be drawn into the area. Negative air pressure has widespread commercial application in a range of industries and is a proven means of controlling air flow to manage odors, particulates, and airborne contaminants.

4.7 DELIVERY PLAN

To prevent theft, loss, or diversion, Exxotic Strains LLC's facility will feature a secure receiving area for the safe, effective, and efficient transacting of business, including delivery of cannabis; manifest confirmation; delivery amount confirmation; and exchanging currency.

At least 24 hours prior to delivery, applicant will contact the Illinois cultivator, craft grower, infuser, or transporter and review the manifest for accuracy and confirm the date and time of delivery. The applicant will require the transportation team to contact the dispensary when the delivery vehicle is approximately 15 minutes from the dispensary facility. Exxotic Strains LLC will then prepare the dispensary location for arrival.

All deliveries of cannabis or cannabis products will be conducted in the secure receiving area designated on the architectural plans in this proposal. The receiving area will not be accessible to purchasers or unauthorized individuals. It is accessible only by employee keycard access and under constant video surveillance. The receiving area will also contain a video monitoring screen that allows security and dispensary agents to view the external cameras that cover the entrance to the receiving area.

After applicant is notified that the transporter is 15 minutes away, security will begin to monitor all facets of the location to ensure a safe arrival point for the cultivation transportation team. Security personnel will have real-time communication (via cellphones) with the cultivation center transportation team approximately one minute prior to its arrival. This will allow security agents and the transportation team to communicate and coordinate efforts to ensure that the delivery proceeds smoothly and without incident. Following arrival of the delivery vehicle, security will review the external cameras to ensure that it is safe to open the receiving area door and allow the delivery to commence.

Upon arrival, security will verify the transportation organization agent's identification cards and review a copy of the manifest. Security will also inspect the undercarriage of the delivery vehicle to ensure that no unauthorized persons or material are present. The Agent-In-Charge will supervise the verification of documents, transfer of payment, and the placement of the delivered products in the appropriate locations. Upon cannabis delivery, applicant will confirm that the product's name, strain name, weight, and identification number, as listed on the manifest, match the information on the cannabis product label and package.

We will ensure that a dedicated area in the rear of the building is specifically designated for deliveries. Deliveries will always pre-scheduled and spaced out to ensure that each delivery will be accepted and effectively processed prior to the scheduling of the next delivery. It is our goal to have more frequent deliveries with smaller volume, making two to three deliveries per day possible. The contents of our delivery will be carried through the dedicated mantrap to the receiving area in the rear of our facility building. With the Right-to-Exit switch preventing both doors from being open at the same time, security risk is kept to a bare minimum.

A security guard will be present at all times at each delivery. Per State regulations, during the time that product is undergoing intake, a delivery agent from the manufacturer will remain with the vehicle at all times. Depending on the size of the delivery, each delivery will take between 5 and 25 minutes.

4.8 PARKING PLAN

Our Facility at the intersection of IL Route 58 (Golf Road) and Barrington Road will provide ample parking for the customers who will frequent our facility. The current parking plan for our facility demonstrates customer parking for 31 vehicles, including 26 spaces for dispensary employees and clientele, and two spots designated for persons with disabilities, exceeding the current requirements for the Hoffman Estates Municipal Code.

If and when there is an employee who is a person with a disability, the employee will be provided a designated spot in our facility lot.

4.8.1 PARKING DEMAND

As a new dispensary facility in Hoffman Estates, we forecast that the current parking available at our dispensary location at 1237 North Barrington Road in Hoffman Estates, IL will provide parking sufficient for our customer demand. As our current parking lot provides 31 spaces and the village code requires 26 for any standard retail use, we are already exceeding the requisite parking requirements for our site in compliance with Hoffman Estates Municipal Code.

Relying on our experience operating our previous dispensaries in Chicago, even on the busiest days of the calendar year, it is expected that we will never have more than 15 customer vehicles occupying our parking lot at any given time. At our Chicago Dispensary, there has never been an issue with the availability of parking. Even on the busiest days of the year (4/20 and nationally recognized holidays [e.g. July 4th, New Year's Eve, Labor Day, and Memorial Day]) our parking lot never reached capacity, and our clients were always able to find access to the parking required to visit our dispensary. We believe that the same will be demonstrated at our Hoffman Estates Location.

As stated in our staffing plan, we will have 10-15 employees working at our dispensary during hours of operations. As reflected in our facility layout, our property has 31 spots. With up to 10-15 of these spots being utilized by dispensary employees, our parking lot will provide, at a minimum, 16-21 parking spots available for customer parking at any given time. Additionally, with 40-50% of current cannabis retail purchases moving to online order fulfillment, many of our customers will simply be parking for a short time to pick up their order either in-store or curbside. As a result, the time most customers will spend in our customer parking will be reduced to a minimum, as turnover of regarding online order fulfillment will be expeditious.

With this demonstration of ample parking coupled with our proven Customer Service Standard Operating Procedures (SOPs), allowing for an effective and expeditious customer experience, we believe that there will never be time at which our dispensary location is unable to meet the parking needs of our customers.

Parking Usage for 1237 N. Barrington Road			
	Day	Hours of Operation	USAGE (31 available spaces)
	Monday-Thursday	7:30 AM - 9:00 AM	7-10 Spaces
		9:00 AM - 9:00 PM	20-25 Spaces
		9:00 PM - 10:00 PM	7-10 Spaces
	Friday-Saturday	7:30 AM - 9:00 AM	7-10 Spaces
		9:00 AM - 10:00 PM	20-25 Spaces
		10:00 PM - 11:00 PM	7-10 Spaces
	Sunday	8:30 AM - 10:00 AM	7-10 Spaces
		10:00 AM - 5:00 PM	15-20 Spaces
		5:00 PM - 6:00 PM	7-10 Spaces

4.9 DISPOSAL AND DESTRUCTION PLAN

Cannabis and cannabis product will be destroyed by rendering it unusable via only methods approved by the Department of Financial and Professional Regulation that comply with the Act and other regulatory oversight, including any resulting rules or guidance. Cannabis waste rendered unusable will be promptly disposed of in accordance with The Act and any pertinent rules or guidance. Cannabis waste rendered unusable will be delivered to a permitted solid waste facility for final disposition. Acceptable permitted solid waste facilities include (but are not limited to) the following for compostable and non-compostable mixed waste:

- Compostable Mixed Waste: Compost, anaerobic digester, or other facility with the approval of the jurisdictional health department.
- Non-compostable Mixed Waste: Landfill, incinerator, or other facility with the approval of the jurisdictional health department.
- All waste and unusable product shall be weighed, recorded, and entered into the inventory

system, as proscribed in Section 15-90 of The Act, before rendering it unusable. Verification of this event shall be performed by an agent-in-charge and conducted in an area featuring video surveillance.

- Electronic documentation of destruction and disposal shall be maintained for a period of at least five (5) years.

All waste, including that containing finished cannabis and cannabis products, will be stored, secured, and managed in accordance with Illinois law. As required by Section 15-75 of The Act, Exxotic Strains LLC will establish an account with the State's verification system that documents any product disposed of, including the quantity, strain, variety, batch number, date and time of disposal, method of disposal, and reason for disposal.

Cannabis and cannabis products—including topicals, edibles, tinctures, patches, and cartridges, as well as cannabis products not necessarily licensed under The Act (such as CBD products)—will be destroyed by rendering it unusable in accordance with Illinois law. The method employed by the proposed dispensary will grind and incorporate the resulting cannabis waste with other ground materials into a mixture that is at least 50% non-cannabis waste by volume. No other method will be employed without obtaining Department approval prior to implementation.

Cannabis waste rendered unusable following the methods described above shall be disposed of by delivery to a permitted solid waste facility. Examples of acceptable permitted solid waste facilities include:

Compostable Mixed Waste: Compost, anaerobic digester, or other facility with the approval of the jurisdictional health department.

Non-Compostable Mixed Waste: Landfill, incinerator, or other facility with the approval of the jurisdictional health department.

The State has assigned the proposed adult use dispensary a dedicated day of the week, including a time window, during which it may conduct cannabis and cannabis product waste destruction and disposal. The proposed adult use dispensary organization will strictly adhere to this schedule.

As required, all waste and unusable product will be weighed, recorded, and entered into the inventory system prior to rendering it unusable. Verification of this event shall be performed by an agent-in-charge and conducted in an area featuring video surveillance. Electronic documentation of destruction and disposal shall be maintained for a minimum of five (5) years.

As required by Illinois law, any recalled cannabis or cannabis product that is returned to the proposed adult use dispensary will be disposed of in accordance with these approved procedures. The proposed dispensary will enter this returned product into its inventory control system and will dispose of and maintain written documentation of the disposal of the cannabis or cannabis products according to the policies and procedures contained herein. The proposed dispensary recognizes that if it chooses to develop and maintain a return policy for cannabis and cannabis products, it must obtain approval from the Department for the policy prior to implementation. Any cannabis abandoned at the dispensary will be accounted for and destroyed in accordance with approved disposal procedures.

Within the proposed dispensary's secure and restricted zone vault, it will maintain a separate area designated strictly for storage of cannabis that is outdated, damaged, deteriorated, misbranded, or adulterated—or that features containers or packaging that has suffered premature opening or a breach—until such products are destroyed in accordance with approved disposal procedures. Containers storing cannabis that have been tampered with or damaged will be labeled with the date

of tampering and separated from any cannabis or cannabis product until stored. In no event shall any such materials be stored or retained for longer than one week.

The storage area will be maintained in a clean and orderly condition and free from infestation by insects, rodents, birds, and pests of any kind. All cannabis designated for disposal that has yet to be disposed of will be tracked in the proposed dispensary's inventory control system and identified as "pending disposal." Within the designated storage area of the vault, products awaiting disposal will be stored in lidded and airtight plastic or rubber containers that are clearly labeled with the required information, including the date on which it was placed in quarantine. The proposed dispensary will maintain the facility and its equipment in a clean and sanitary manner that promotes safe product handling and storage of cannabis and cannabis products.

4.10 ADDITIONAL REGULATORY REQUIREMENTS

Describing the operations with the most direct community impact, the requirements imposed by the State have been addressed in our proposed floor plan and our security plan, etc. detailed above, or, regarding operating hours, have been directly addressed within the Village's zoning ordinance.

To ensure our commitment to the community of Hoffman Estates, there are a few additional requirements that will be included in our dispensary design:

Tinted Windows: All exterior perimeter windows will feature security shatterproof, tinted film to mitigate unauthorized access. Applicant will utilize tinted 3M Safety Series shatterproof security film at 14 mm thickness, providing intrusion resistance for two (2) minutes or longer. The tint reduces 60% of the heat coming through the window, filters 97% of the sun's infrared rays, and 99.9% of harmful UV light. Additionally, all windows will be equipped with Underwriters Laboratory (UL)-listed glass break security contacts that immediately report unauthorized access (410 ILCS 705/15-100(h)(1)(ii)).

Signage: To achieve Department regulatory compliance and to enhance safety, security, and efficiency of the proposed dispensary facility, the applicant will strategically deploy informational signage throughout the facility (410 ILCS 705/15-65(g)). At the entrance and in the Limited Access Area of the facility, the applicant will feature signage for the following:

- "Purchasers must remove any items that obstruct individual identification, including but not limited to: sunglasses, hats, hoods, and gloves."
- Dispensing organization license.
- Hours of operation.
- "No weapons, explosives, hazardous materials or flammable liquids."
- "No persons under the age of 21 allowed in the facility."
- "Distribution to persons under the age of 21 is prohibited."
- "Transportation of cannabis or cannabis products across state lines is prohibited."
- Cannabis purchase limits.
- "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.”

All Restricted Access Areas must be identified by the posting of a sign that is a minimum of 12 inches by 12 inches that states, “Do Not Enter—Restricted Access Area—Authorized Personnel Only” in lettering no smaller than 1 inch in height.

Any and All external signage at our facility will exceed compliance with Section 9-3-8-M-10 of the Village of Hoffman Estates Municipal Code.

SECTION 5– STANDARDS FOR CONDITIONAL USES

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

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;

Our facility will be protected by a 24-hour monitored alarm and surveillance system, and by a security guard during all operating hours – see Security Plan above for more details. The surveillance system will video record of all areas of the dispensary, both interior and exterior. During all operating hours a security guard will be on duty to ensure that rules are followed and safety is enforced. These rules include that the police are contacted in the event of a threat. The facility will otherwise be a normal retail operation serving the community.

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;

Our retail operation can be expected to support and spur, and never impair, local economics and quality of life. The dispensary will be a destination drawing customers to other businesses. Over years of Illinois medical and recreational cannabis business, local community businesses and property values have benefitted from the presence of cannabis business establishments. The particulars of this type of special business’ regulations at the Village and State levels such as scent control and discrete signage ensure its heightened peaceable, positive interplay with the economic infrastructure. It is otherwise a normal business.

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;

Neither our presence nor operations will impede the community’s continued development and improvement. Our ability to draw customers will improve the economics of nearby businesses and improve the Village’s tax base to fund such improvements and developments. This is a high- volume retail business with a healthy market, positive for the financial health of the community.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are

being provided;

Our utility, access, drainage and other needs are perfectly on par with the facility’s normal provisions. We will not need any extra capacity or cause any strain on infrastructure in any way.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;

Our location, in a high-volume retail center with ample parking, ensures that our use will not increase traffic nor cause congestion on our public streets. Our Facility at the intersection of IL Route 58 (Golf Road) and Barrington Road will provide ample parking for the customers who will frequent our facility. The current parking plan for our facility demonstrates parking for 31 vehicles, including two spaces designated for persons with disabilities, exceeding the current requirements for the Hoffman Estates Municipal Code. Of those 31 parking spaces, 29 will be designated for employees and customers, and 2 spaces for those designated with disabilities.

If and when there is an employee who is a person with a disability, the employee will be provided a designated spot at our facility.

Parking Usage for 1237 N. Barrington Road			
	Day	Hours of Operation	USAGE (31 available spaces)
	Monday-Thursday	7:30 AM - 9:00 AM	7-10 Spaces
		9:00 AM - 9:00 PM	20-25 Spaces
		9:00 PM - 10:00 PM	7-10 Spaces
	Friday-Saturday	7:30 AM - 9:00 AM	7-10 Spaces
		9:00 AM - 10:00 PM	20-25 Spaces
		10:00 PM - 11:00 PM	7-10 Spaces
	Sunday	8:30 AM - 10:00 AM	7-10 Spaces
		10:00 AM - 5:00 PM	15-20 Spaces
		5:00 PM - 6:00 PM	7-10 Spaces

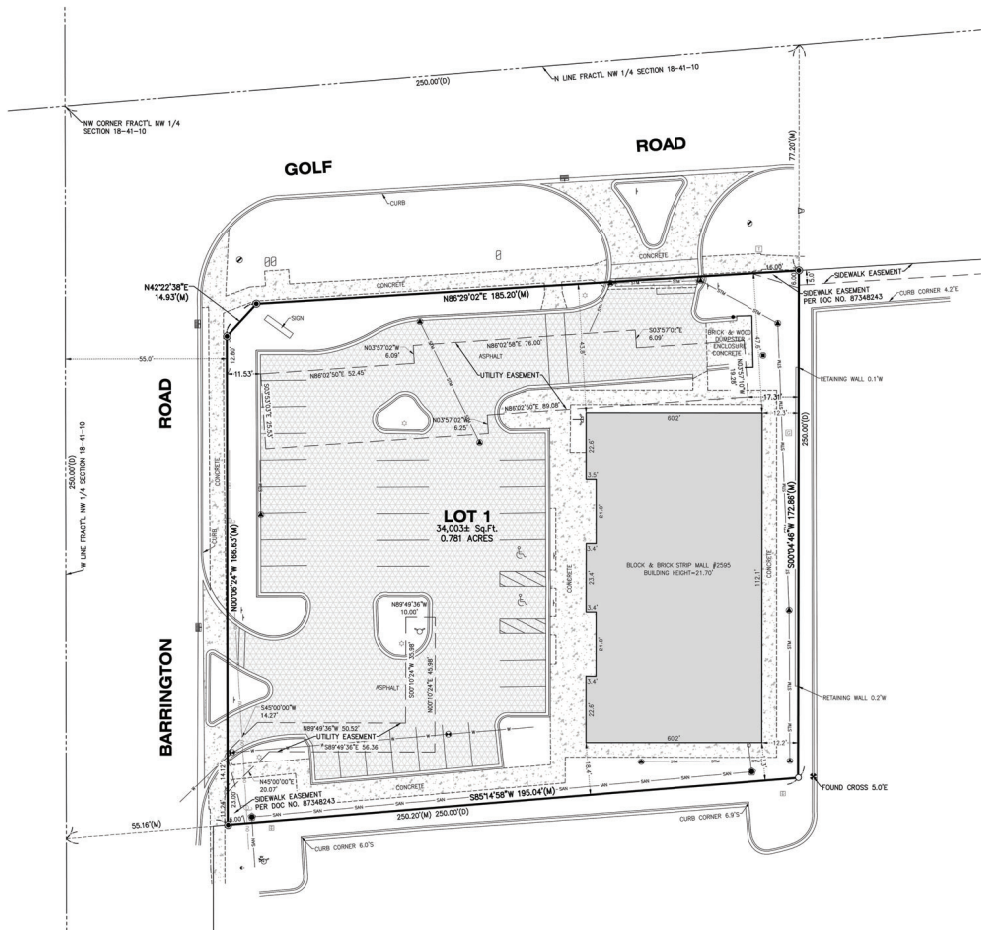
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

We conform to all regulations for a retailer in our proposed district, as well as to all requirements of the Village’s ordinance for adult use cannabis dispensaries.

SECTION 6- SURVEY

ALTA/NSPS LAND TITLE SURVEY

Lot 1 in 2595 W. Golf Road Subdivision, being a Subdivision of part of the Northwest Quarter of Section 18, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded October 5, 2019 as Document No. 19282-0017 in Cook County, Illinois.



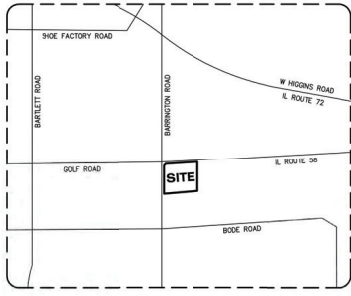
SURVEYOR'S NOTES

- The utility easements shown hereon have been provided by Old Republic National Title Insurance, Commitment policy #19106438 dated September 6, 2019. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17031C01674, dated August 19, 2008, the subject property lies within Zone "X", areas determined to be outside the annual 0.2% chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be L EAST ZONE NAD83 (2011) by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was covered by 2"-4" of snow.
- This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- The surveyed property is located at 2595 W Golf Road in Hoffman Estates in IL. (Pertains to Table A, item 2).
- There is a total of 29 striped parking spaces for cars, including 2 of which are marked handicapped and none for motorcycles. (Pertains to Table A, item 9).
- Exceptions 1, 2, 5, 6, 7, 9, 11, 12, 13, 14, 15, 16 and 17 are not survey related.
- Exceptions 3, 4, are blanket in nature.
- Exceptions 8 & 10 documents not provided to surveyor.

LEGEND	
•	BOLLARD
○	CATCH BASIN
○	CLEAN OUT
■	CURB INLET
+	DOWN GUT
—	FIRE CONNECTION
—	FIRE HYDRANT
—	FLARED END SECTION
+	FOUND CROSS
○	FOUND IRON PIPE
○	GAS METER
○	HANDHOLE UNKNOWN
○	HANDICAP
○	LIGHT
○	MANHOLE
○	SANITARY MANHOLE
○	SET IRON BAR
+	SIGN
○	STORM MANHOLE
○	TELEPHONE RISER
○	TV RISER
○	UTILITY POLE
○	VALVE VAULT
○	WATER VALVE
(M)	MEASURED
(D)	DEED



CLIENT: HEIDNER PROPERTIES, INC.
DRAWN BY: CLKV CHECKED BY: APG
SCALE: 1"=20' SBC 18 T 41 B 10 B
BASIS OF BRARRING: EAST ZONE NAD83 (2011)
I.L.N.: 02-18-100-005
JOB NO.: 220098 I.D. ALT
FIELDWORK COMP.: 02/11/22, BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.



VICINITY MAP N.T.S.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)
Certified to: 1) Old Republic National Title Insurance
 2) 2595 W Golf LLC, an Illinois limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7c, 8, 9, 11c & 19 of Table A thereof. The field work was completed on February 23th, 2022.

Dated this 07th day of March, A.D., 2022.
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 184-002792

ARTHUR P. GRIMWACER, O.S. 03-003857
PROFESSIONAL LAND SURVEYOR (seal)



SECTION 7– FLOOR PLAN AND ELEVATIONS

EXXOTIC STRAINS - HOFFMAN ESTATES, IL

**NEW PROVISIONING CENTER
INTERIOR TENANT BUILD-OUT
05-06-2022
PERMIT**

ADDRESS:
2595 W. GOLF RD
HOFFMAN ESTATES, IL 60169

PERMIT No.:
TBD

PIN No.:
07-18-100-026-0000

ARCHITECT

COLLECTIVE OFFICE, P.C.

9 E 24TH STREET
CHICAGO, IL 60616
1-312-818-2006
www.collectiveoffice.com

JEFF KLYMSON, AIA NCARB
ILLINOIS LICENSE No. 001-021427
EXPIRES: 30 NOV, 2022

I hereby certify that these drawings and documents were prepared under my direct supervision and to the best of my professional knowledge, conform to the local and State building codes and zoning ordinances.



NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS

- THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER, CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT. THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED ONLY BY COMPETENT CONTRACTORS LICENSED TO WORK WITHIN THE CITY OF CHICAGO AND KNOWLEDGEABLE IN THE BUILDING TRADES.
- THE CONTRACTOR MUST FAMILIARIZE WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. DISCREPANCIES WITH PLANS AND EXISTING CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CONTRACTOR CLAIMS FOR ADDITIONAL COMPENSATION, OR TIME IN THE SCHEDULE.
- ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR THE OWNER'S REP. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
- THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL INTENT. THIS INCLUDES THE DIMENSIONS OF THE BUILDING, PRIMARY ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
- THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT NOR THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
- THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING FOR THE CONTRACTOR. 7. BY SUBMITTING A BID OR PRICE PROPOSAL, THE CONTRACTOR CONSENTS TO EXAMINING AND UNDERSTANDING ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS. 8. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES.
- THE COMMENCEMENT OF WORK AFFIRMS THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK. 10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT:
A) OWNER;
B) ARCHITECT;
C) VILLAGE OF HOFFMAN ESTATES;

CODE SUMMARY

CODE COMPLIANCE SUMMARY NOTES:

- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
 - ALL INTERIOR LOAD AND NON-LOAD BEARING PARTITIONS SHALL BE 2"x4" WITH 5/8" GYPSUM WALL BOARD ON EACH SIDE UNLESS NOTED OTHERWISE.
 - ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 MATERIAL WITH FLAME SPREAD RATIO OF 0 TO 25.
- GENERAL SUMMARY NOTES:**
- LIST OF CODES ACCEPTED BY THE JURISDICTION OF VILLAGE OF HOFFMAN ESTATES:
A. 2015 INTERNATIONAL BUILDING CODE AND APPENDIX K;
B. 2017 NATIONAL ELECTRICAL CODE;
C. ILLINOIS ENERGY CONSERVATION CODE;
D. 2015 INTERNATIONAL FIRE CODE;
E. 2015 INTERNATIONAL MECHANICAL CODE;
F. ILLINOIS PLUMBING CODE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
 - NOTED DIMENSIONS PRECEDE SCALE, DRAWINGS ARE NOT TO BE SCALED.
 - INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHED WALLS, UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH MANUF'S INSTRUCTIONS AND RECOMMENDATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN-UP IS REQUIRED ON A DAILY BASIS ON THE JOBSITE. DEBRIS IS TO BE DISPOSED OF LEGALLY.
 - A WRITTEN GUARANTEE OF ALL CONTRACTORS WORK SHALL BE PROVIDED. THIS GUARANTEE IS FOR DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP.

PROJECT SUMMARY

JURISDICTION:
VILLAGE OF HOFFMAN ESTATES

ADDRESS:
2595 W. GOLF RD
HOFFMAN ESTATES, IL 60169

NEIGHBORHOOD:
12

LAND AREA:
33,872 SQ FT

SCOPE OF WORK:
COMPLETE INTERIOR IMPROVEMENTS, TO CONSIST OF NEW INTERIOR PARTITIONS, FINISHES AND MILLWORK; MODIFIED ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS; LIMITED MODIFICATIONS TO THE ENVELOPE, NO ADDED BUILDING AREA.

- NEW EXTERIOR SIGNAGE UNDER SEPARATE PERMIT

- SITE IMPROVEMENTS LIMITED TO REFURBISHMENT OF EXISTING LANDSCAPE.

DESCRIPTION OF WORK:
INTERIOR REMODEL FOR A CANNABIS DISPENSING FACILITY.

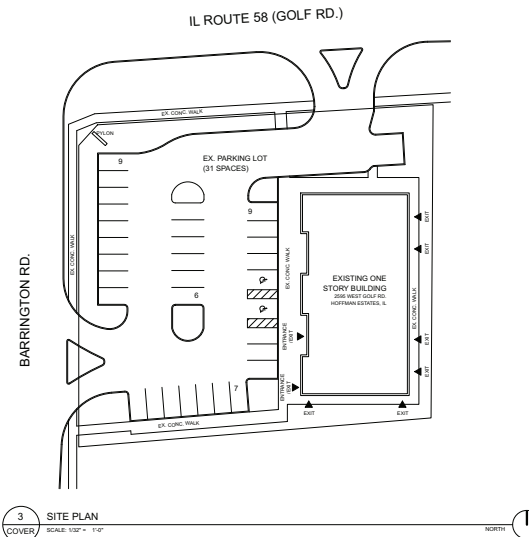
CONSTRUCTION TYPE: II B

ZONING: B-2

PIN: 07-18-100-026-0000

PROJECT DRAWINGS

- | | |
|-------|---------------------|
| COVER | COVER SHEET |
| A001 | GENERAL NOTES |
| A002 | WALL & FLOOR TYPES |
| A003 | DOOR & WINDOW TYPES |
| A004 | SCHEDULES |
| A005 | ADA GUIDELINES |
| A006 | GENERAL CONDITIONS |
| A007 | GENERAL CONDITIONS |
| A008 | GENERAL CONDITIONS |
| A101 | FLOOR PLAN |
| A102 | ROP |
| A103 | FLOOR FINISH PLAN |
| A410 | INTERIOR ELEVATIONS |
| A411 | INTERIOR ELEVATIONS |



EXXOTIC STRAINS - HOFFMAN ESTATES, IL

PERMIT No.:
TBD

PIN No.:
07-18-100-026-0000

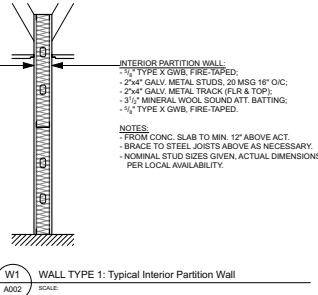
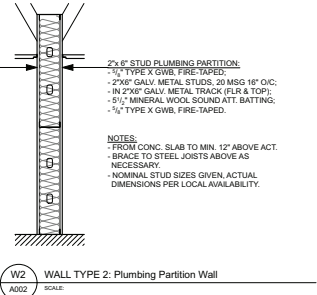
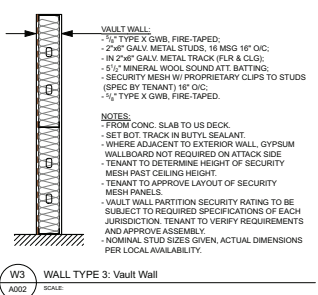
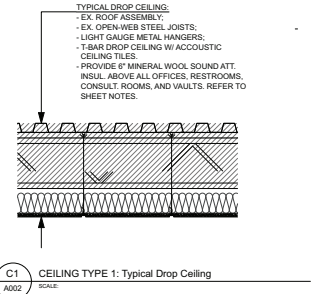
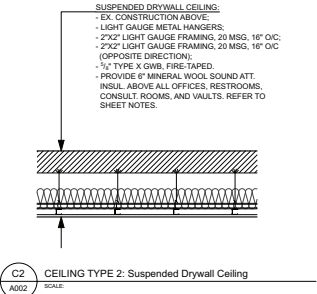
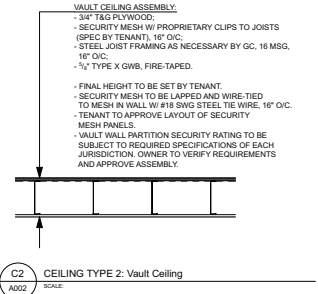
ADDRESS:
2595 W. GOLF RD
HOFFMAN ESTATES, IL 60169

**NEW PROVISIONING CENTER
INTERIOR TENANT BUILD-OUT
05-06-2022
PERMIT**

collectiveoffice

ARCHITECTURE
INTERIOR
DESIGN STRATEGY
9 East 24th Street, Chicago, Illinois 60616
1-312-818-2006 | www.collectiveoffice.com

COLLECTIVE OFFICE ARCHITECTURE, INC. 1000 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610. TEL: 773.327.1000. WWW.COLLECTIVEOFFICE.COM. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF COLLECTIVE OFFICE ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COLLECTIVE OFFICE ARCHITECTURE, INC.



WALL, FLOOR, AND CEILING TYPE NOTES:

- TENANT IS RESPONSIBLE FOR VERIFYING JURISDICTION SECURITY REQUIREMENTS FOR VAULT, WALL, CEILING, AND FLOOR ENCLOSURE.
- VAULT WALL TYPE, VAULT CEILING ASSEMBLY, AND VAULT FLOOR ASSEMBLY BY ARCHITECT IS FOR PLANNING PURPOSES ONLY. TENANT IS RESPONSIBLE FOR APPROVING FINAL ASSEMBLY SPECIFICATION AND APPROVING SECURITY ASSEMBLY LAYOUT.
- DRAWINGS HEREIN BY ARCHITECT REFER TO SECURITY MESH ASSEMBLY FOR PRICING PURPOSES ONLY.
- SHOP DRAWING SUBMITTAL REQUIRED FOR ALL ASSEMBLIES, DOORS, ETC FOR VAULT SHOP DRAWINGS TO BE APPROVED BY TENANT AND ARCHITECT.
- PROVIDE 6" MINERAL WOOL SOUND ATT. INSULATION ON TOP OF CEILING TILE ABOVE CONSULT ROOM, RESTROOMS, OFFICE, SURVEILLANCE VAULT, AND ANY OTHER TENANT-DIRECTED SPACES. THESE SPACES ALSO REQUIRE WALLS TO THE UNDERSIDE OF DECK.

Jurisdiction Empty

DESIGN STRATEGY

ARCHITECTURE INTERIORS DESIGN STRATEGY

collectiveoffice

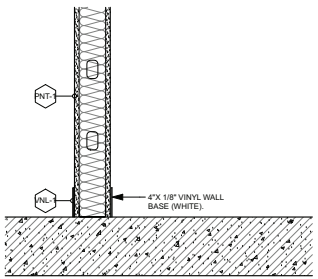
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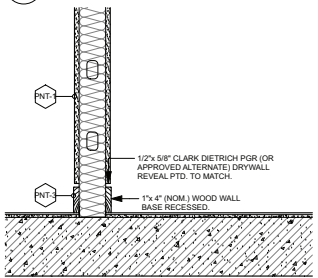
Project: EXXOTIC STRAINS - HOFFMAN ESTATES, IL
Location: 2595 W. GOLF RD HOFFMAN ESTATES, IL

Drawing Title: WALL & FLOOR TYPES
Drawing No: A002
Issued For: Job No. 22010.0
Date: 05-06-2022
Permit: 05-06-2022

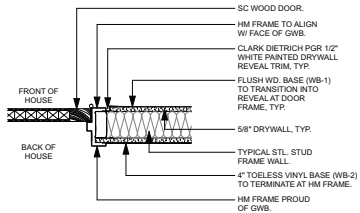
COLLECTIVE OFFICE ARCHITECTURE, INC. is the author of this drawing. It is the property of COLLECTIVE OFFICE ARCHITECTURE, INC. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of COLLECTIVE OFFICE ARCHITECTURE, INC. The Architect shall not be responsible for any errors or omissions in this drawing, and shall not be held liable for any damages, including consequential damages, arising from the use of this drawing. The Architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing. The Architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing.



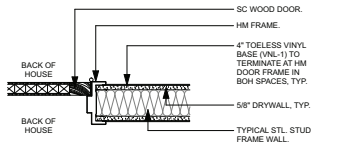
6 DETAIL: Typical Back of House Wall Base (WB-2)
SCALE: 1/16" = 1'-0"



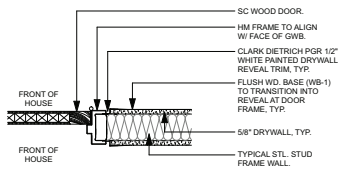
5 DETAIL: Typical Front of House Wall Base (WB-1)
SCALE: 1/16" = 1'-0"



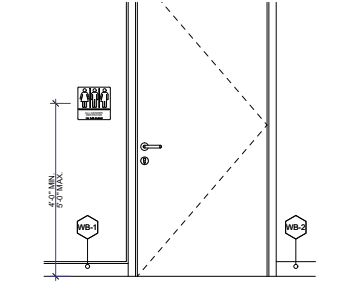
4 DETAIL: Front of House to Back of House Door Frame
SCALE: 1/16" = 1'-0"



3 DETAIL: Back of House Door Frame
SCALE: 1/16" = 1'-0"



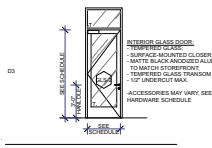
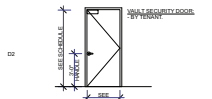
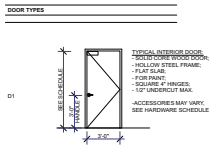
2 DETAIL: Front of House Door Frame
SCALE: 1/16" = 1'-0"



1 DETAIL: All Gender Restroom Signage
SCALE: 3/4" = 1'-0"

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FINISH	JAMB DETAIL	SILL DETAIL	HARDWARE SET	ACCESSORIES	REMARKS
1ST FLOOR														
1011	101	RECEPTION	EX	6'-0"	7'-0"	1 3/4"	ALU / GLS	ALU	ALU-1	-	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.
1012	101	RECEPTION	OS	3'-0"	8'-0"	1 3/4"	ALU / GLS	ALU	ALU-1	-	-	2	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1021	102	SALES	OS	3'-0"	8'-0"	1 3/4"	ALU / GLS	ALU	ALU-1	-	-	2	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1031	103	EXPRESS POS	D1	3'-0"	8'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	2	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1032	113	RECEIVING	EX	3'-0"	7'-0"	1 3/4"	HM	HM	PNT-3	3A003	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.
1041	104	POS	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	2	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	PNT-4 AT POS SIDE.
1051	105	DRINKS/1	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	7	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1061	106	DRINKS	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	2	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1071	107	JAN.	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	6	PROVIDE CLOSER & DOOR STOP.	
1081	108	CORR.	EX	3'-0"	7'-0"	1 3/4"	HM	HM	PNT-3	-	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.
1091	109	RR 1	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	4	PROVIDE CLOSER, DOOR STOP & SB WEATHER STRIPPING.	
1101	110	RR 2	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	4	PROVIDE CLOSER, DOOR STOP & SB WEATHER STRIPPING.	
1111	111	BREAK ROOM	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	3	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	PNT-4 AT POS SIDE.
1021	112	WALK	OS	3'-0"	7'-0"	1 3/4"	METAL SECURITY DOOR	HM	PNT-3	3A003	-	5	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	SPEC BY TENANT PNT-4 AT POS SIDE.
1031	113	RECEIVING	OS	3'-0"	7'-0"	1 3/4"	METAL SECURITY DOOR	HM	PNT-3	3A003	-	5	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	SPEC BY TENANT.
1022	113	RECEIVING	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	3	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1141	102	SALES	D1	3'-0"	7'-0"	1 3/4"	SC WOOD	HM	PNT-3	3A003	-	7	PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	
1102	115	FUTURE USE	EX	3'-0"	7'-0"	1 3/4"	HM	HM	PNT-3	-	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.
1103	115	FUTURE USE	EX	3'-0"	7'-0"	1 3/4"	HM	HM	PNT-3	-	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.
1104	115	FUTURE USE	EX	3'-0"	7'-0"	1 3/4"	ALU / GLS	ALU	ALU-1	-	-	1	IF NONE PRESENT PROVIDE SURFACE MOUNTED CLOSER, DOOR STOP & SB.	EX TO REMAIN. RE-KEY DOOR.

HW SET	PURPOSE	HARDWARE	HINGES	CLOSER	REMARKS & OPTIONS
1	RE-KEY EX DOOR	EX TO REMAIN.	EX TO REMAIN.	EX TO REMAIN.	RE KEY EX DOOR. REPLACE ANY CORRODED OR DAMAGED COMPONENTS.
2	STOREROOM OPERABLE FROM CORRIDOR W/ KEY. OPERABLE FROM ROOM W/ KEY.	SOCLAGE LOCKSP. 02A STANDARD LEVER. 50-509 STANDARD THUMB TURN. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. FINISH TO MATCH HARDWARE. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).
3	PASSAGE. OPERABLE FROM CORRIDOR AND ROOM W/ KEY.	SOCLAGE L110. 02A STANDARD LEVER. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).
3	PASSAGE. OPERABLE FROM CORRIDOR AND ROOM W/ KEY.	SOCLAGE L110. 02A STANDARD LEVER. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).
4	RESTROOMS - PRIVATE LOCKETS OPERABLE FROM CORRIDOR AND ROOM W/ KEY. LOCKABLE FROM INTERIOR W/ PUSH-FIN.	SOCLAGE L1M PRIVACY LOCKSET. 02A STANDARD LEVER. STAINLESS STEEL FINISH (SS). KICK PLATE AT PUSH SIDE. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. FINISH TO MATCH HARDWARE. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).
5	SECURITY WALK DOOR.	TRUSS T-2010 MULTIPONT DEADBOLT EXIT LOCK W/ KEYS.	FULL HEIGHT CONTINUOUS METAL SECURITY HINGE.	-	SPEC TO BE CONFIRMED BY TENANT.
6	JANITOR / MESS CLOSET LOCK. OPERABLE FROM CORRIDOR W/ KEY. OPERABLE FROM ROOM W/ KEY.	SOCLAGE LOCKSP. 02A STANDARD LEVER. 50-509 STANDARD THUMB TURN. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. FINISH TO MATCH HARDWARE. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).
7	OFFICE. OPERABLE FROM CORRIDOR WITH KEY AND ROOM WITH THUMB TURN. OPERABLE BY 90° ELECTRONIC STRIKE / KEY CARD SYSTEM.	SOCLAGE LOCKSP. 02A STANDARD LEVER. 50-509 STANDARD THUMB TURN. STAINLESS STEEL FINISH (SS). SOCLAGE BUSH SINGLE CYLINDER DEADBOLT W/ THUMB TURN. STAINLESS STEEL FINISH (SS).	3 INDIVIDUAL. IF # DOOR IS 7" TALL (SEE SB) (HW HINGE SQUARE). BATH STAINLESS (SS).	LN-404SP SURFACE.	ENTER CYLINDRICAL DOOR BUMPER. ALL HEIGHTS TO BE COORDINATED BY ARCHITECT. 601 DOOR SILENCERS (GRY HWATHA).



DOORS & WINDOWS NOTES:
 1. READ THESE SCHEDULES ALONG WITH FLOOR PLAN A101.
 2. RETROFIT EXISTING EXTERIOR DOORS W/ SILICON BULB WEATHER STRIPPING (SB), TYP.
 3. SB TO INDICATE SILICON BULB WEATHER STRIPPING IN DOOR SCHEDULE.
 4. KEYING TO BE CONFIRMED BY TENANT.

Revision History
 04 04 MAY 2022 ISSUED FOR COORDINATION
 05 03 MAR 2022 ISSUED FOR COORDINATION
 06 16 MAR 2022 ISSUED FOR PERMIT
 07 16 MAR 2022 ISSUED FOR CLIENT REVIEW
 08 08 MAR 2022 ISSUED FOR

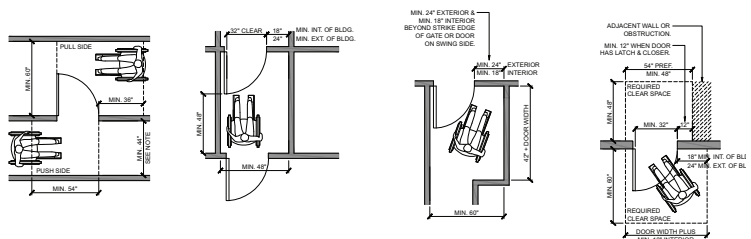
ARCHITECTURE INTERIORS DESIGN STRATEGY

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 1-512-419-2006 | www.collectiveoffice.com

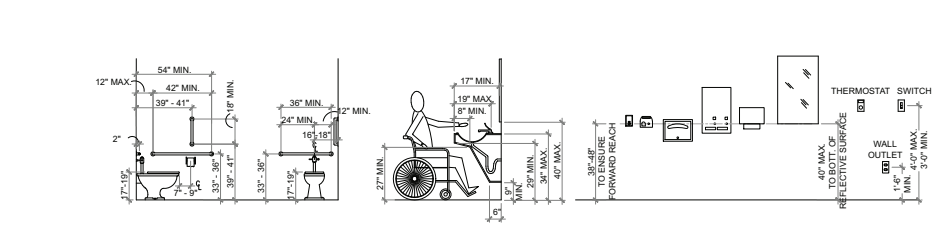
I hereby certify that these plans were prepared under my direction and to the best of my knowledge conform to the State and Local Building Codes and Ordinances.

Project: EXOTIC STRAINS - HOFFMAN ESTATES, IL
 Location: 2955 W. GOLF RD HOFFMAN ESTATES, IL
 Drawing Title: DOOR & WINDOW TYPES
 Drawing No.: A003
 Issued For: Job No.: 22010.0
 Date: 05-06-2022
 Permit:

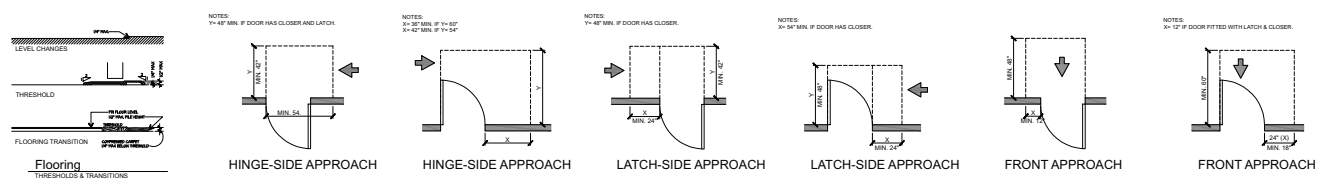
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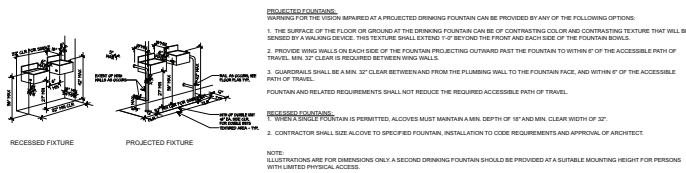
6 ADA GUIDELINES: Minimum Clearance Requirements
SCALE: A005



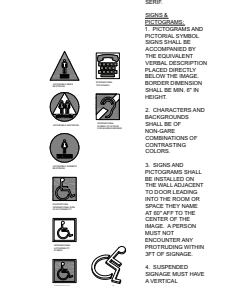
5 ADA GUIDELINES: Restroom Accessibility
SCALE: A005



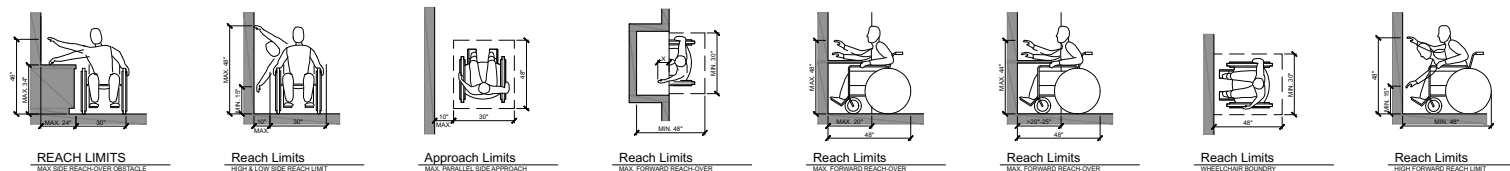
4 ADA GUIDELINES: Accessible Approaches
SCALE: A005



3 ADA GUIDELINES: Drinking Fountains, Signage, Doors
SCALE: A005



2 ADA GUIDELINES: Signs & Pictograms
SCALE: A005



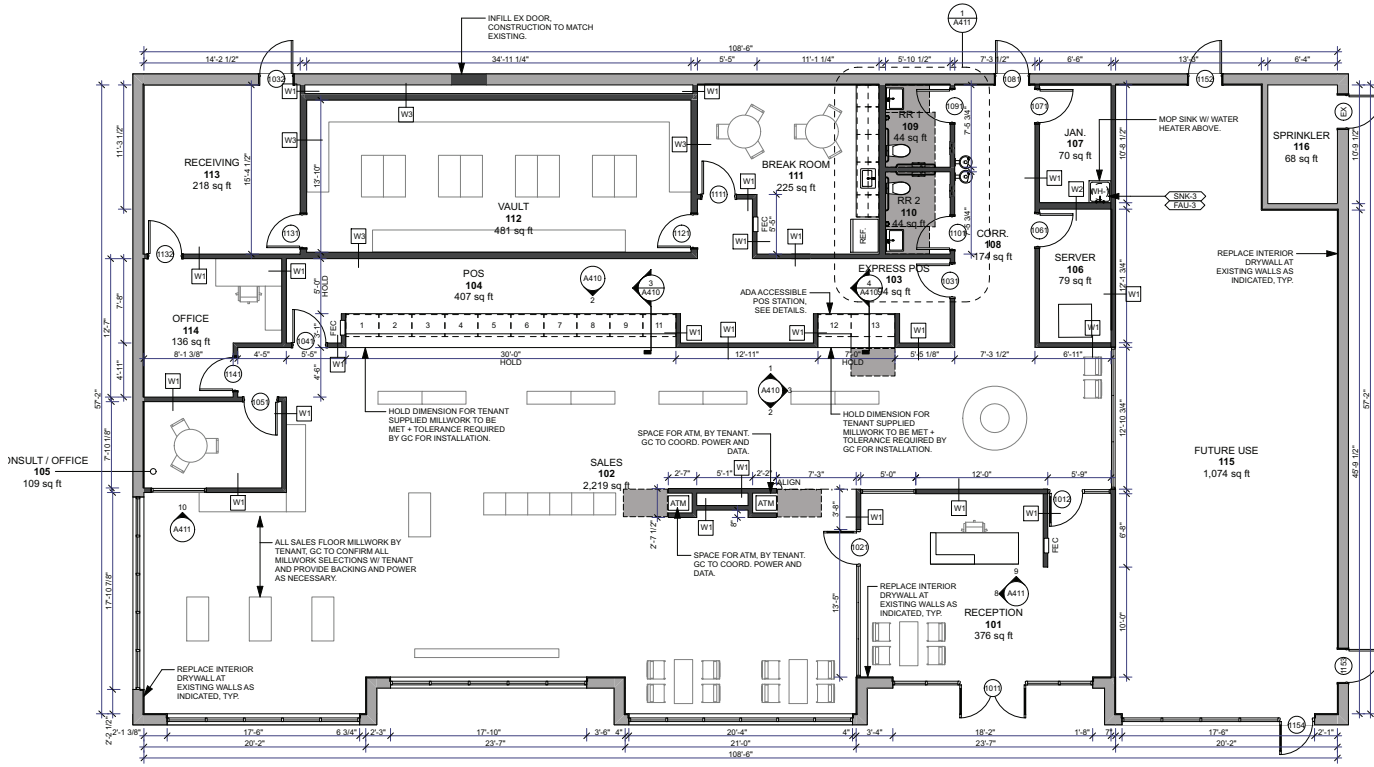
1 ADA GUIDELINES: Reach Limits
SCALE: A005

Drawing Title: ADA GUIDELINES
 Drawing No.: A005
 Issued For: Job No.: 22010.0
 Date: 05-06-2022
 Permit: 05-06-2022

ARCHITECTURE INTERIORS DESIGN STRATEGY
 collectiveoffice
 9 east 28th st., #1000, brooklyn, ny 11218-1118-2006 | www.collectiveoffice.com
 I hereby certify that these plans were prepared under my direction and to the best of my knowledge conform to the State and Local Building Codes and Ordinances.

PROJECT: EXOTIC STRAINS - HOFFMAN ESTATES, IL
 LOCATION: 2595 W. GOLF RD HOFFMAN ESTATES, IL
 DRAWING TITLE: ADA GUIDELINES
 DRAWING NO.: A005
 ISSUED FOR: Job No.: 22010.0
 DATE: 05-06-2022
 PERMIT: 05-06-2022

COLLECTIVE OFFICE ARCHITECTURE, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN ARE ENCOURAGED TO APPLY. PROJECTS ARE COMPLETED THROUGH A COMMITMENT TO EXCELLENCE. COLLECTIVE OFFICE ARCHITECTURE, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN ARE ENCOURAGED TO APPLY. PROJECTS ARE COMPLETED THROUGH A COMMITMENT TO EXCELLENCE. COLLECTIVE OFFICE ARCHITECTURE, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN ARE ENCOURAGED TO APPLY. PROJECTS ARE COMPLETED THROUGH A COMMITMENT TO EXCELLENCE.



- LEGEND:**
- EXISTING WALLS - GC TO REPLACE GWB
 - NEW WALLS
 - NIC (NOT IN CONTRACT)
 - ADA CLEARANCES

FLOOR PLAN NOTES:

1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED.
3. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION, TYPICAL UNLESS OTHERWISE NOTED.
4. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE AND CEMENT BOARD WHERE TILE IS TO BE USED.
5. ALL MILLWORK SHALL CONFORM TO AN/MAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED.
6. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.
7. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
8. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
9. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND/OR MECHANICAL ENGINEER PRIOR TO INSTALLATION.
10. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A LEVEL OF FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
11. PROVIDE SOUND INSULATION AT INTERIOR WALLS, TO CREATE AN ACOUSTIC ENVELOPE, UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS TO FINISH MATERIALS, UNLESS OTHERWISE NOTED.
13. ALL DOOR HANDLES TO BE LOCATED AT 42" AFF UNO.
14. GC TO PROVIDE BACKING AND MOUNTING BRACKETS AS NEEDED FOR ALL WALL MOUNTED MILLWORK, FIXTURES & EQUIPMENT.
15. HOLD DIMENSIONS PROVIDED WHERE MILLWORK INTERFACES WITH NEW CONSTRUCTION ARE TO BE MET PLUS ANY ADDITIONAL SPACE REQUIRED BY GC FOR INSTALLATION.

Revision History
 Drawing Name
 Drawing Date
 Drawing Scale
 Drawing Notes
 Project
EXOTIC STRAINS - HOFFMAN ESTATES, IL
 Location
2595 W. GOLF RD HOFFMAN ESTATES, IL
 Drawing Title
FLOOR PLAN
 Drawing No.
A101
 Issued For
 Job No.
22010.0
 Date
05-06-2022
 Permit

1 FLOOR PLAN: 1st Floor
 SCALE: 1/8" = 1'-0"



Exhibit A
1237 N Barrington Road
PIN: 07-07-300-035-0000



- Parcels
- Subject Property



Planning and Transportation Division
Department of Development Services
August 2022