#2025-145
330 N. Route 31 – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	September 3, 2025	
Requests:	Special Use Permit for a Cannabis Dispensary.	
Location:	330 N. Route 31	
Acreage:	Approximately 0.8 acres	
Existing Zoning:	B-2 General Commercial	
Surrounding Properties:	North:	B-2 General Commercial
	South:	B-2 General Commercial
	East:	B-2 PUD General Commercial
	West:	B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- Existing Use: The site was the Spark'd Cannabis Dispensary, which was approved in 2022. The facility closed in December of 2024. Since the Special Use was not in use for over 6 months, the Unified Development Ordinance requires that the applicant apply for a new Special Use Permit.
- UDO Requirements: The Unified Development Ordinance (UDO) allows adult-use cannabis dispensaries as a Special Use Permit (SUP) in B-2 zoning districts.
- UDO Requirements: The SUP criteria establishes a 250-foot buffer from other uses including religious establishments, schools, recovery homes, libraries, childcare, parks, and residentially zoned properties. This site meets all the buffer requirements.
- The State of Illinois also requires a 1,500 foot spacing from another cannabis dispensary. This site meets the State buffer requirements.

Development Analysis:

General

- Request: The request is for a Cannabis Dispensary.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-2. The use of the property as a Cannabis Dispensary, which is allowed as a Special Use in the B-2 zoning district, is appropriate.

- Site: The site will remain the same with some minor exterior modifications and changes to the architecture and signage.
- As a Cannabis Dispensary was previously operating at the location, similar recommended conditions of approval are listed.

Comprehensive Land Use Plan 2030 Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial, service and office uses. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain, and attract businesses that provide a diverse tax base.

Economic Development – Revitalize and Enhance Key Commercial Corridors

Goal: Establish funding sources and work with property owners to assist with and encourage the redevelopment of commercial areas.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicator: The number of retail businesses – grocery, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started and/or relocated.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a Cannabis Dispensary. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☐ *Meets* ☐ *Does not meet*

Cannabis dispensary. All cannabis dispensaries must comply with the following standards:

1. Minimum required buffer from protected uses:
   a. A cannabis dispensary may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day-care center, or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section.

      ☐ *Meets* ☐ *Does not meet*

b. A cannabis dispensary may not be located within 250 feet of the property line of an existing religious establishment, parks and open space, library, or recovery home.

☐ *Meets* ☐ *Does not meet*

c. A cannabis dispensary may not be located within 250 feet of residentially zoned property.

☐ *Meets* ☐ *Does not meet*

d. For the purposes of this section, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on the property of the lot on which an applicable cannabis dispensary is located to the nearest point on a property line of any protected use. For occupancy purposes, if a portion of the buffer touches the property, it does not exclude the entire property. If a portion of the building is in the buffer, the entire building would be considered in the buffer and not eligible.

☐ *Meets* ☐ *Does not meet*

e. Summary of buffer requirements:

USE	REQUIRED BUFFER (feet)
Schools	250
Childcare	250
Religious Establishment	250
Residentially Zoned Property	250
Parks and Open Space	250
Library	250
Recovery Home	250

2. Sale of food for on-premises consumption shall not be allowed as an accessory use or activity to a cannabis dispensary.

☐ *Meets* ☐ *Does not meet*

3. A cannabis dispensary may not conduct any sales or distribution of cannabis other than as authorized by the Act.

☐ *Meets* ☐ *Does not meet*

4. Exterior display: A cannabis dispensary shall be maintained or operated in a manner so that the public viewing of cannabis, cannabis products, cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way or from outside of the cannabis dispensing organization is not allowed.

☐ *Meets* ☐ *Does not meet*

5. Hours of operation: Hours of operation are limited to between 6:00 a.m. and 10:00 p.m.

☐ *Meets* ☐ *Does not meet*

6. Environmental: Emission of dust, fumes, vapors, or odors in a manner that impacts neighboring premises or properties or any public property or right-of-way shall be prohibited.

   ☐ *Meets* ☐ *Does not meet*

7. Signage: Electronic message center signs are not permitted for a cannabis dispensary. No cannabis leaf or bud image may be used in promotional signage for the dispensary.

   ☐ *Meets* ☐ *Does not meet*

8. State requirements: The cannabis dispensary must comply with all applicable provisions of the Cannabis Regulation and Tax Act, 410 ILCS 705/1 et seq., as may be revised or amended from time to time.

   ☐ *Meets* ☐ *Does not meet*

9. All hazardous waste and cannabis waste shall be disposed of in accordance with the provisions of the statutes of the State of Illinois and ordinances of the City of Crystal Lake.

   ☐ *Meets* ☐ *Does not meet*

10. On-premises consumption: It shall be prohibited to consume cannabis products in a cannabis dispensary or anywhere on the site occupied by a dispensary.

    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Silver Jade LLC, received 08/11/25)
   B. Narrative (330N LLC and Silver Jade, LLC, undated, received 08/11/25)
   C. Site Plan (Architects 127, dated 12/17/21, received 08/11/25)
   D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)
   E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)

2. Significant modifications to the business operation shall require a Special Use Permit Amendment.

3. Work with staff to provide landscape on the site along the building and around the sign if there is any dead or missing landscape.

4. The windows must be covered with an opaque film frosted, or solid grey or white.

5. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

6. Compliance with Laws. Except as otherwise expressly provided in this Ordinance, the UDO and City Code and all other applicable ordinances and regulations of the City shall continue to apply to the Proposed Use and the Subject Property. The development and use of the Subject Property shall be in compliance with the Act and all laws and regulations of all other state and local governments and agencies having jurisdiction.

7. No On-Site Consumption. No cannabis or products that include cannabis (including cannabis-infused products) may be consumed on the Subject Property. The Applicant shall be required to patrol the Subject Property to ensure compliance with this provision.

8. Staffing; Coordination with Police Department. The Proposed Use shall prohibit loitering on or around the premises. Staffing and security procedures shall be consistent with the Application Plans. In addition, the Applicant or Applicant's agents shall meet semi-annually with the Crystal Lake Police Department to review security plans and procedures for the Proposed Use, which plans and procedures may be modified or supplemented by written order of the Police Chief in conjunction with such semi-annual meeting, provided that any such written orders are not inconsistent with this Ordinance, the Act, or applicable State regulations or licensing requirements.

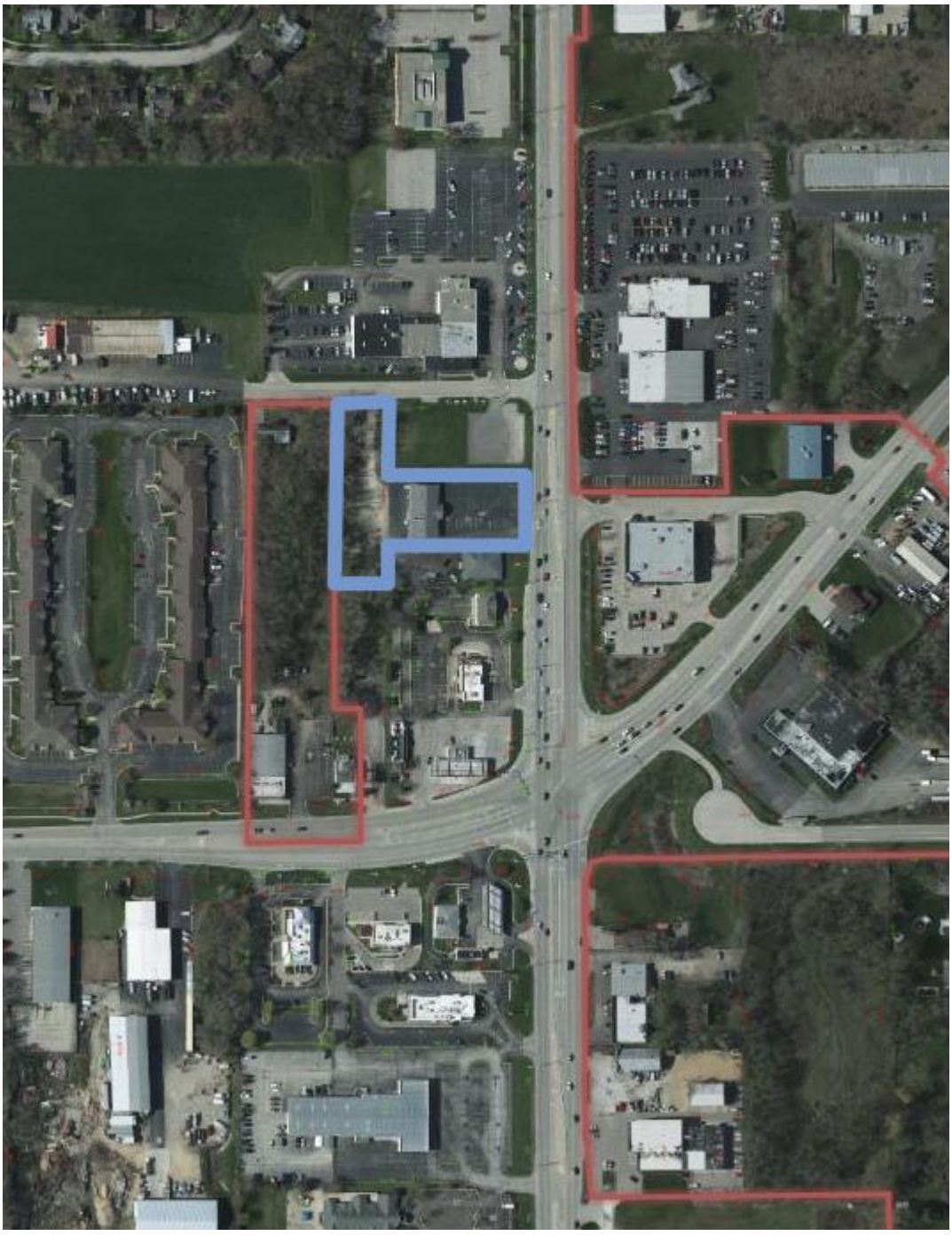
9. Hours of Operation. The Proposed Use may be open for business operations only between the hours of 6:00 a.m. and 10:00 p.m.

10. No Drive-Through Operations. Unless approved by further ordinance of the City Council, no drive-through operations shall be permitted on the Subject Property.

11. Transferees. The rights and obligations set forth in this Ordinance are binding on Applicant and upon any and all of their heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Subject Property.

12. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ Map
330 N. Route 31



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Silver Jade, LLC. Retail Cannabis Dispensary SUP

Action Requested

__ **Annexation**
__ **Comprehensive Plan Amendment**
__ **Conceptual PUD Review**
__ **Final PUD**
__ **Final PUD Amendment**
__ **Final Plat of Subdivision**
__ **Preliminary PUD**
__ **Preliminary Plat of Subdivision**
__ **Rezoning**
X **Special Use Permit**
__ **Variation**
__ **Other**

Petitioner Information

Name: Andy King - Silver Jade, LLC
Address: 330 N. IL. RT. 31
CRYSTAL LAKE, IL 60012
Phone: 321-507-9036
Fax:
E-mail: andy@brightroot.com

Owner Information (if different)

Name: 330N, LLC
Address: 444 N IL RT 31
CRYSTAL LAKE, IL 60012
Phone:
Fax:
E-mail: tbellino1@aol.com

Property Information

Project Description: Special Use Application - More of a provisional application for a Special Use Permit -SUP at 330 N Il. Rt. 31. We are trying to see if the current SUP for retail cannabis will be transferred to us, Silver Jade, the new tenant. If it is not than this is our application for retail cannabis SUP.

Project Address/Location: 330 N. IL. RT. 31,CRYSTAL LAKE, IL 60012

PIN Number(s): 14-34-177-042

Development Team

Please include address, phone, fax and e-mail

Developer: Silver Jade Omar Fakhouri 312-285-9122 Andy King 321-507-9036

Architect: N/A No changes to site, use, or building

Attorney: N/A No changes to site, use, or building

Engineer: N/A No changes to site, use, or building

Landscape Architect: N/A No changes to site, use, or building

Planner: N/A No changes to site, use, or building

Surveyor: N/A No changes to site, use, or building

Other: N/A No changes to site, use, or building

Signatures

Andy King 08/11/2025

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

08/11/2025

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Certificate of the Publisher

Northwest Herald

Description: VAR C.L. - SILVER JADE
2266379

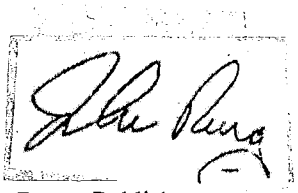
MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
08/16/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
16th day of August, A.D. 2025

Shaw Media By:



John Rung, Publisher

Account Number 10069745 Amount $99.92

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Silver Jade LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Omar Fakhouri, representing Silver Jade LLC on behalf of the owner 330N LLC for approval of a Special Use Permit at the following real estate known as 330 N Illinois Route 31, Crystal Lake, Illinois 60014, **PIN:** 14-34-177-042.

This application is filed for the purpose of seeking a Special Use Permit for a Cannabis Dispensary pursuant to Unified Development Ordinance Article 2 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, September 3, 2025, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published Northwest Herald Aug. 16, 2025) 2266379


PUBLIC HEARING
CITY OF CRYSTAL LAKE, ILLINOIS
PETITIONER: SILVER JADE
REQUEST: SUP- CANNABIS
DATE: SEPT 3, 2025
TIME: 7:00 p.m.
LOCATION: 100 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBERS
PLEASE DIRECT INQUIRIES TO THE PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT AT (815) 356-3615

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Silver Jade, LLC (NAME);

AFFIDAVIT

Andy King, being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on September 3, 2025, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on August 15, 2025

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on August 18, 2025
(date)

Andy King
(**SIGN NAME IN PRESEANCE OF A NOTARY**)

Subscribed and Sworn to me before
This 18 day of August, 2025

Nicole Galindo
Notary Public

NICOLE GALINDO
Notary Public, State of Arizona
Maricopa County
Commission # 654201
My Commission Expires
June 11, 2027

Project Narrative

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Description Of Interested Parties

There are two distinct entities involved in this transaction.

1. **330N, LLC** will be the OWNER of the property. 330N, LLC is owned by jointly by 280E,LLC and KADD, LLC. 330N is the applicant for a special use permit.

2. **Silver Jade, LLC is** the tenant and the licensee. Silver Jade, LLC has been granted the right to receive a conditional license from the State to operate an adult use dispensary.

Our Business

330N, LLC is a recently formed business whose function is to serve as the Owner/Landlord for master tenant for a dispensary operated by Silver Jade, LLC. This master/sub-tenant structure is common in the cannabis space and mostly serves to navigate the unique status of cannabis as state-legal and federally illegal.

The membership of 330N, LLC includes those with local ties as well as with real estate, retail and cannabis experience, including:

> Kashan Ahmad was born and raised in the city of Crystal Lake where he currently resides. He understandably has a vested interest in the well being of the community and it's people. He has a great knowledge of the cannabis industry in various states. He currently has multiple business in the area, and vast knowledge in retail sales .
>
> Anthony Bellino has resided in McHenry County for over 40 years. He has been a commercial and residential real estate broker in and around Mchenry county area for more than three decades. Tony was influential in the redevelopment of historic downtown Algonquin. He currently co-owns a business in the area with his spouse.
>
> 280E, LLC is owned by Bryan and Zachary Zises, who are co-founders and owners Dispensary33, which opened in December 2015 and was Chicago's first medical dispensary. Dispensary33 currently has two Chicago dispensary locations, one of which is both medical and adult use; the other is adult use only.

Silver Jade, LLC is a newly formed entity that applied in Illinois' round of Social Equity adult use dispensaries and have been fortunate enough to win one conditional license.

HOURS OF OPERATION

We intend to operate for the fullest number of hours allowed: 8 am to 10 pm every day of the week. However, we may shorten hours based on demand.

STAFFING

Between five and nine staff will be at the facility during all operating hours:

- 1 security guard
- 1 store lead
- 1 front-desk agent
- At least 1 retail staff (likely 2-4)
- At least 1 inventory agent

LIGHTING PLAN

The lighting plan will be robust and will ensure that surveillance systems will be able to achieve facial recognition in all interior spaces and exterior frontage and parking areas. At the same time, the exterior plan will ensure compliance with 12-9- 6G in providing at least one foot-candle of illumination at all points in the back parking area, while shielding adjacent neighboring property lines to ensure none receives more than 2 foot candles of illumination, in accordance with 12-12-10. Light will be affixed to the building, more than 3 feet from any property line and well below 30 feet in height from established grade.

SECURITY PLAN

The security system is broken out into two arrays: surveillance and anti-intrusion. The surveillance system is composed of a network of cameras that will continuously surveil 100% of the interior and exterior of the facility, except where legally prohibited (bathroom and changing areas). Camera type varies on purpose – exterior cameras are optimized for weather-proofing, tamper-proofing and nighttime conditions; interior camera focal lengths are optimized to either capture a wide area, if its function is to monitor the goings-on of an entire room, or a narrow point, to monitor the staff as they fulfill products an order-by-order basis or as they operate a POS or currency counting machine.

The anti-intrusion system is a multi-layered lattice of protection that allows us to monitor and control the movement of employees and non-employees, to be able to immediately alert

authorities in the instance of a threat, and to detect and prevent any unwanted intrusions into the facility as a whole and high value targets within the facility in particular. This system includes:

1. **Access Control Doors**: All doors within the facility will be locked at all times. Staff will have access control cards that are programmed to allow them to unlock only those doors consistent with their responsibilities, and only at times when they would need to do so. So, retail staff cannot unlock the door to Vault and will not be able to unlock the door to the employee entrance beyond those times they would be expected to be on-site.

2. **Panic Buttons**: Employee stations (front desk, POS) will be equipped with panic buttons that, once activated, trigger an immediate alert to local authorities.

3. **Motion Sensors**: Every room in the facility will be equipped with motion sensors.

4. **Seismic / Sonar Sensors**: Per City code, if needed, all roofs and walls will be monitored with these sensors.

5. **Glass Break Sensors**: All glass on the exterior of the building with be monitored with glass break sensors.

6. **Multi-Zone Alarm System**: The Vault will be on a separate alarm zone, allowing it to remain armed independent from the rest of the facility. Within the vault will be a currency safe bolted into the floor, access to which will be restricted solely to necessary staff, and the IT Closet, holding the servers that run the security system and store the surveillance data.

7. **Smoke and Fire Alarm:** Each area of the dispensary will be equipped with a photo-electronic smoke and heat detector with a built-in wireless transmitter that conducts alarms and tampering, maintenance needs, and low battery signals

Additional security controls:

1. **Security Guard**: a licensed security guard, employed by a third-party Licensed Security Contractor, will be on-site during all operating hours.
2. **Auxiliary Power:** The access control, video surveillance, smoke/fire, and alarm systems will have a two-part auxiliary power system; battery and backup generator. SmartPro 120V Line Interactive Uninterruptable Power Supply (UPS) in the IT/ Secure Records Room will supply immediate uninterruptible power service in the event of momentary power outage for a minimum of 4 hours to all security systems. For any outage lasting more than 4 hours, the dispensary will utilize a backup, non-grid tied power generator, to provide uninterrupted power to the facility in the event of an extended power loss.
3. **Facility Design**: Security needs are front of mind with several aspects of our floor plans.

a. **Barriers Between Areas**. The dispensary is divided into distinct areas, all separated by controlled access doors and natural physical barriers.

   The public may only enter through the Front Door into the Lobby, which is the only **Public Access** area of the facility. The Front Desk Agent controls the request-to-access door from the Lobby to the **Limited Access** Retail Room and will only unlock this door for approved Purchasers after presenting valid identification.

   A controlled access door will separate the Sales Floor from the **Restricted Access** area behind the Dispensing Counter. From this area, a second controlled access door must be opened in order to reach the picking room and the rest of the facility where product and currency are stored.

b. **Dedicated Entrances/Egresses.** All individuals will have specific, dedicated entrances and egresses that they must use to access the facility, allowing us to precisely monitor and track each person's location while on the premises.

   The **Front Door** will be unlocked during operating hours and will be the only door Purchasers and Non-Delivery Service Professionals may enter through. From the Retail Room, Purchasers may only exit through the secure **Exit Mantrap**. Separating the entrance and exit in this way gives us greater control over the number of customers in the facility and prevents any logjams in the lobby.

   The **Employee/Delivery Vestibule** will be the only entrance/exit for staff and product deliveries.

c. **Two Door Requirement.** Every point of entrance and egress will be protected by a two-door mantrap. For Purchasers, the front door is followed by the door to the Retail Room upon entrance. To exit, they must leave through the two-door Exit Mantrap – these two doors have a Right-to-Exit Detector that prevents both doors from being open at the same time, preventing any unauthorized entrance into the facility from the dedicated exit.

4. **Strict Anti-Loitering Policy.** We will enforce a strict No Loitering policy. All persons who are not authorized Purchasers and have not demonstrated a reasonable need to visit may not loiter either in the Lobby or on the exterior premises. The Security Agent will regularly check the exterior and advise those attempting to remain on the premises without any need to do so that local law enforcement will be called to remove the offending party if they do not cease loitering. If such persons fail to respond to requests to vacate the premises, then law enforcement will be summoned to remove them.

ODOR MITIGATION PLAN

An HVAC system will run throughout the facility. All air intakes will be equipped with carbon filters. The vault will be separated into a separate HVAC zone with the ability to add additional odor mitigation filters if needed.

DELIVERY PLAN

We will maintain a parking space in the rear of the building specifically for deliveries.

- Delivery vehicles are either Ford Transit Connects or Sprinter Vans – both vehicles can easily be accommodated in one of these spots.
- Deliveries are always pre-scheduled and spaced out so that each delivery can be accepted and processed before another is scheduled.
- Our preference is to have more frequent deliveries with less volume, so two to three deliveries per day is not uncommon.
- Delivery contents will be carried through the dedicated mantrap in the rear of the 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.
- 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, this process can take between 5 and 25 minutes.

REFUSE PLAN

In keeping with State regulations, all product waste must be destroyed before being left outside for pick-up. Destruction occurs at the same time every week, to coincide with weekly trash pickup so that destroyed product is outside for the shortest possible amount of time. Below is a copy of our approved product destruction and disposal plan:

- Any finished cannabis, extractions, infusions, or other harvested plant material that does not meet standards for health, quality and viability, or which for regulatory reasons have been deemed requiring destruction, must be segregated in a quarantined area and then destroyed.
- All product must be rendered unusable and unrecognizable before being placed outside for waste management pick-up. The following guidelines are in place to ensure this threshold is met for each product category:
    - Flower and Concentrates. Grind all flower and concentrates together in a blender until rendered a fine powder. Pour into waste bin and cover with cat litter, in an amount in far excess of 50% by volume.
    - Topical Patches. Remove the backing from the patch to expose the medicated side of the patch. Suffuse the patch in cat litter until all areas of the patch of covered. Dispose of the patches into the waste bin and cover with cat litter, in an amount in far excess of 50% by volume.

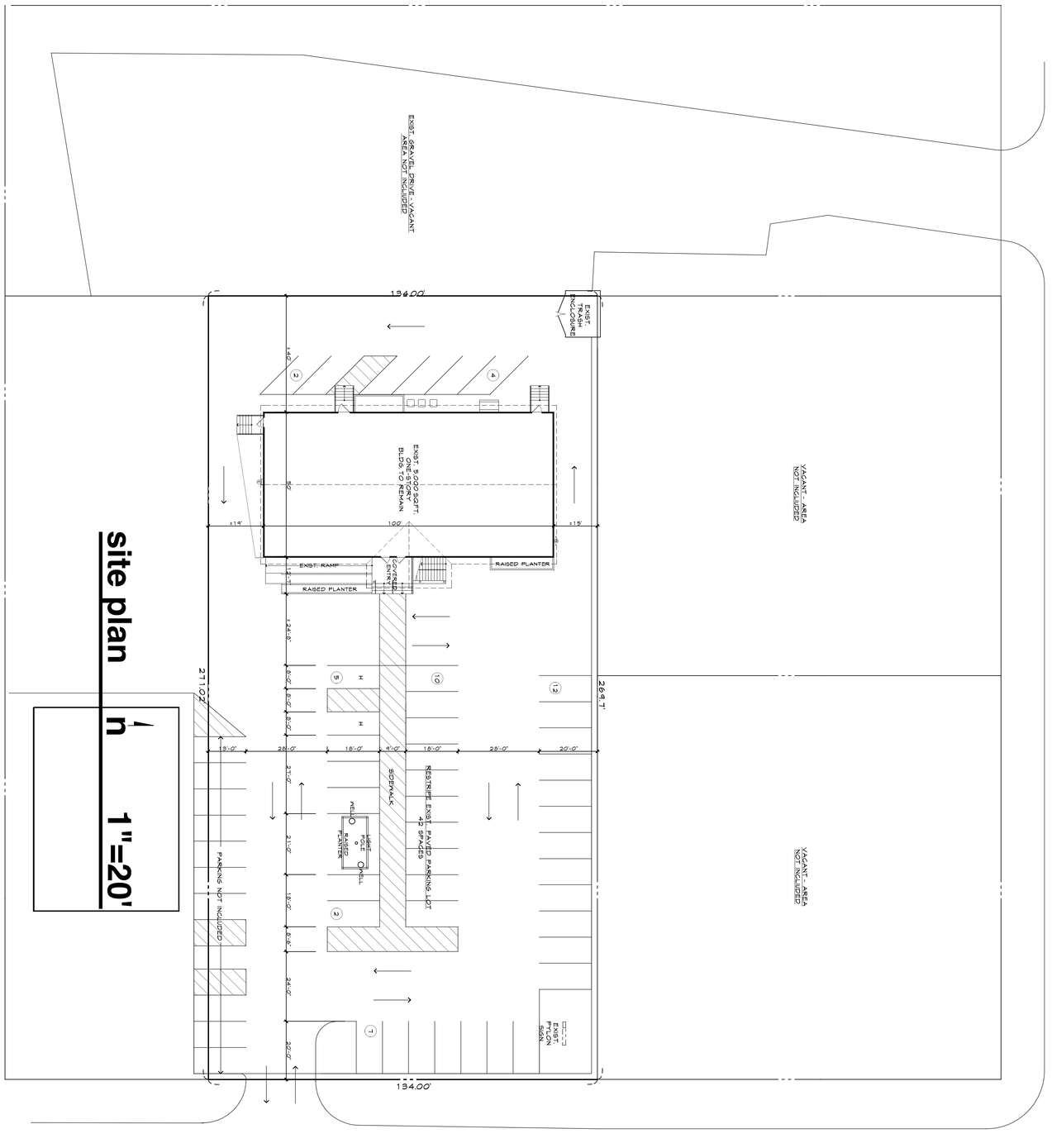
    - Cartridges. Smash cartridge tanks by blunt force, using a mallet or other such device, and then empty the remains into the trash bin and cover with cat litter, in an amount in far excess of 50% by volume.
    - Edibles. Heat edibles in a microwave oven and pour the resulting liquid into the trash bin and cover with cat litter, in an amount in far excess of 50% by volume.
    - Creams and Other Topicals. Smash products by blunt force, using a mallet or other such device, and then empty the remains into the trash bin and cover with cat litter, in an amount in far excess of 50% by volume.
- Disposal shall only occur in the restricted access area, at the same time every week, as pre-approved by IDFPR, and shall be performed in full view of the video surveillance.

OTHER REGULATORY REQUIREMENTS

In most ways that impact the community the requirements imposed by the State have been addressed in our floor plan and our security plan detailed above, or, as with operating hours, are addressed by the City's zoning ordinance. However, there are a few additional requirements that we will be meeting:

1. **Tinted Windows**. All public-facing windows must be tinted and have anti-shatter film applied.

2. **Signage**. The lobby and retail rooms will have required signs posted.



site plan

1"=20'

MAIN STREET (ROUTE 31)

A1.1

PROJECT NO:	2194	REVISION:	DATE:	DESCRIPTION:
DATE:	17 DEC 21		17 DEC 21	PRELIMINARY
DRAWN:	JMF/LAF			

CONTENTS: EXIST. SITE PLAN

EXISTING ONE-STORY MASONRY & PRECAST BUILDING

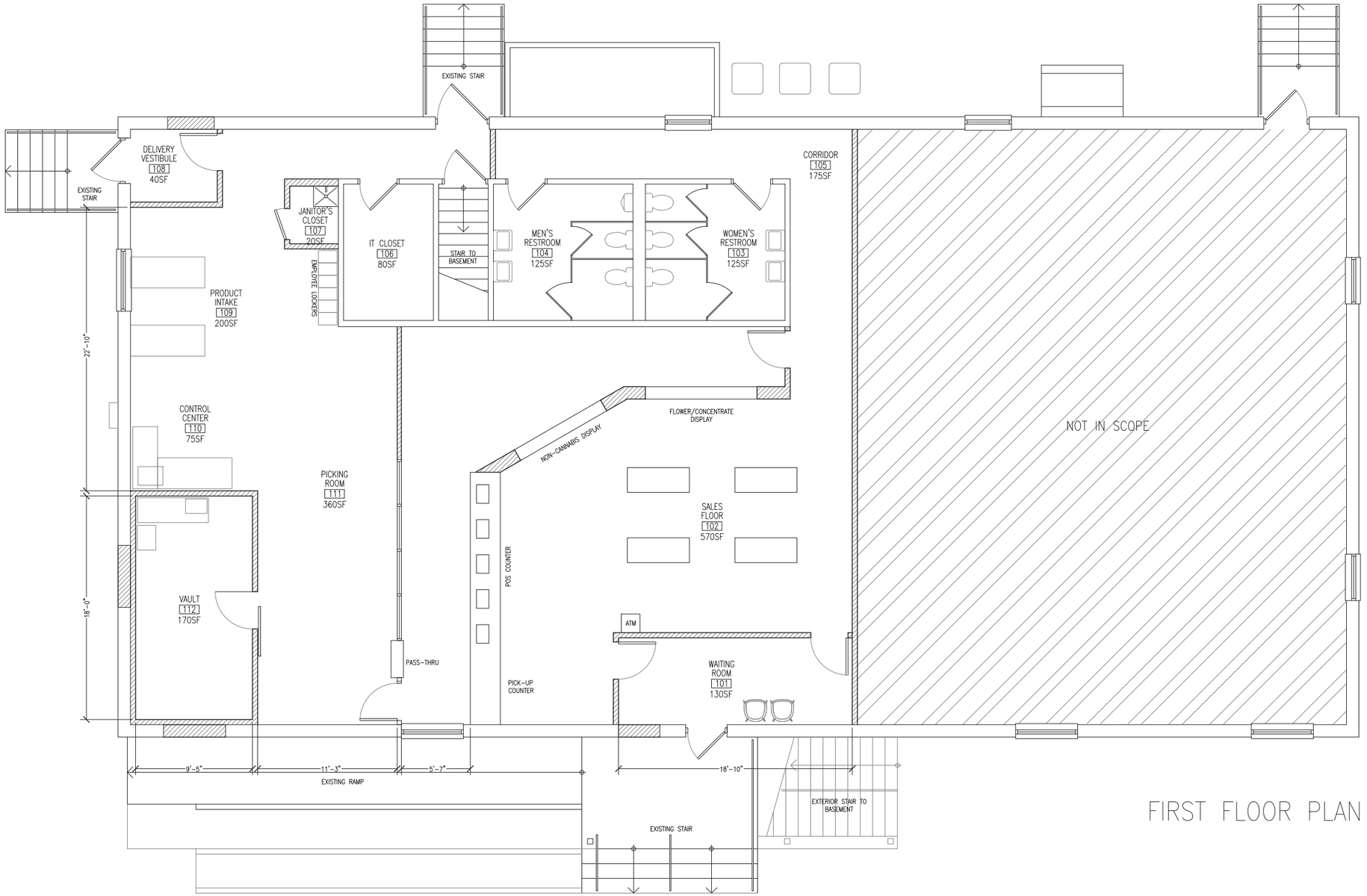
interior tenant finish for SPEC MERCANTILE/OFFICE

330 NORTH ROUTE 31 CRYSTAL LAKE, ILLINOIS

Design Firm License No.: 184 - 002195

Architects 127 + Associates, Inc.

5625 Chesapeake Drive McHenry, IL 60050 Tel (847) 452-4125 architects127@gmail.com



FIRST FLOOR PLAN

steep

steep architecture studio

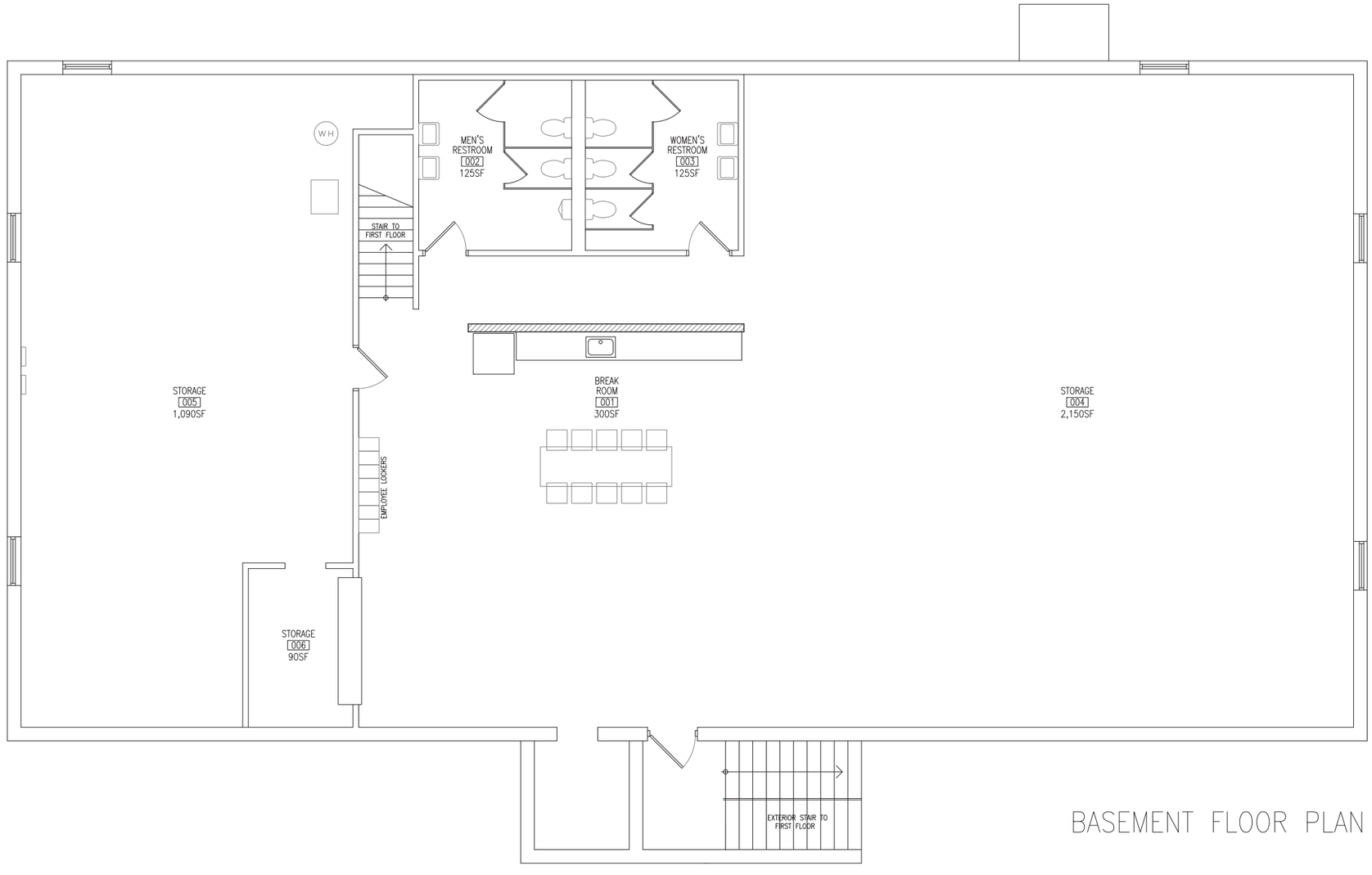
330 north route 31
crystal lake, il
60014

issue : **date :**

issue for zoning — 12/16/2021

first floor plan **N**

scale : 1/8" = 1'-0"



BASEMENT FLOOR PLAN

steep

steep architecture studio

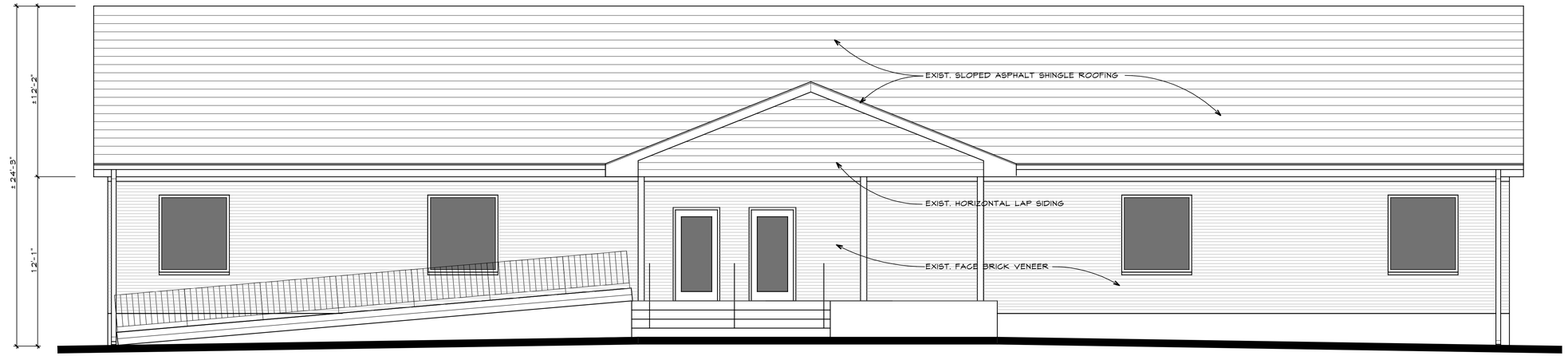
330 north route 31
crystal lake, il
60014

issue : **date :**

issue for zoning 12/16/2021

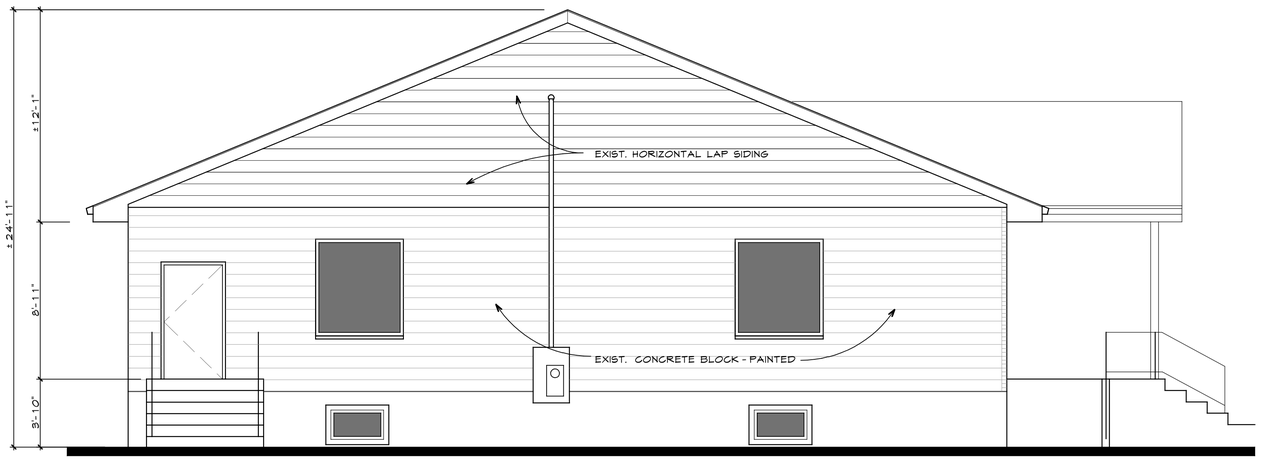
basement floor plan N

scale : 1/8” = 1’-0”

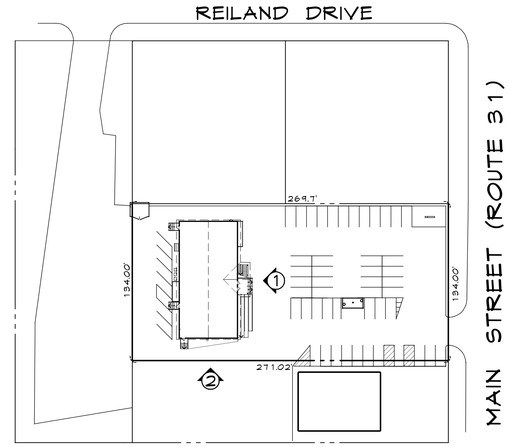


exist. elevations - east (1) 1/4"=1'-0"

- FRONT ELEVATION FACING STATE ROUTE 31



south (2)



key plan n

- NO SCALE

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EXISTING ONE-STORY MASONRY & PRECAST BUILDING

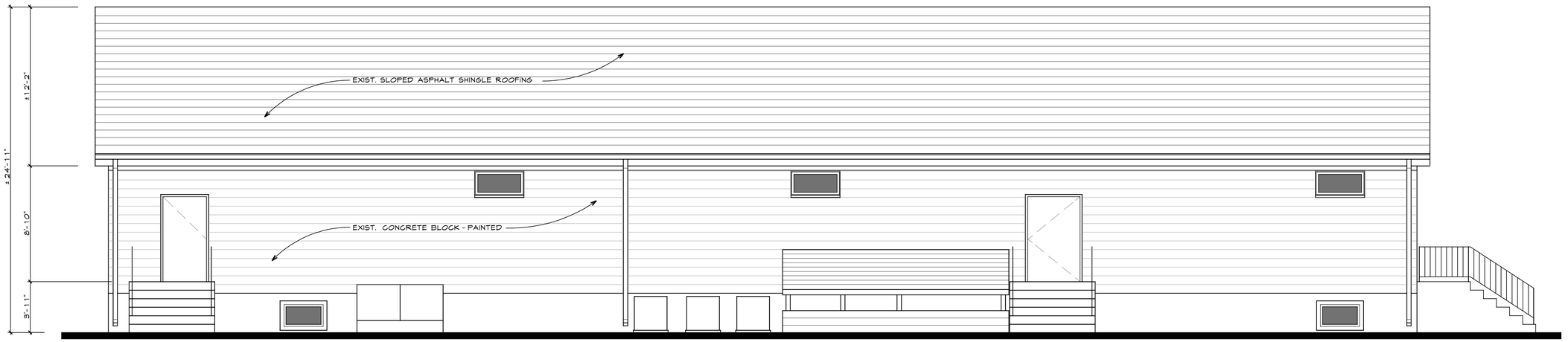
interior tenant finish for SPEC MERCANTILE/OFFICE

330 NORTH ROUTE 31 CRYSTAL LAKE, ILLINOIS

PROJECT NO:	2194	REVISION:	DATE: DESCRIPTION:
DATE:	17 DEC 21		17 DEC 21 PRELIMINARY
DRAWN:	JMF/LAF		

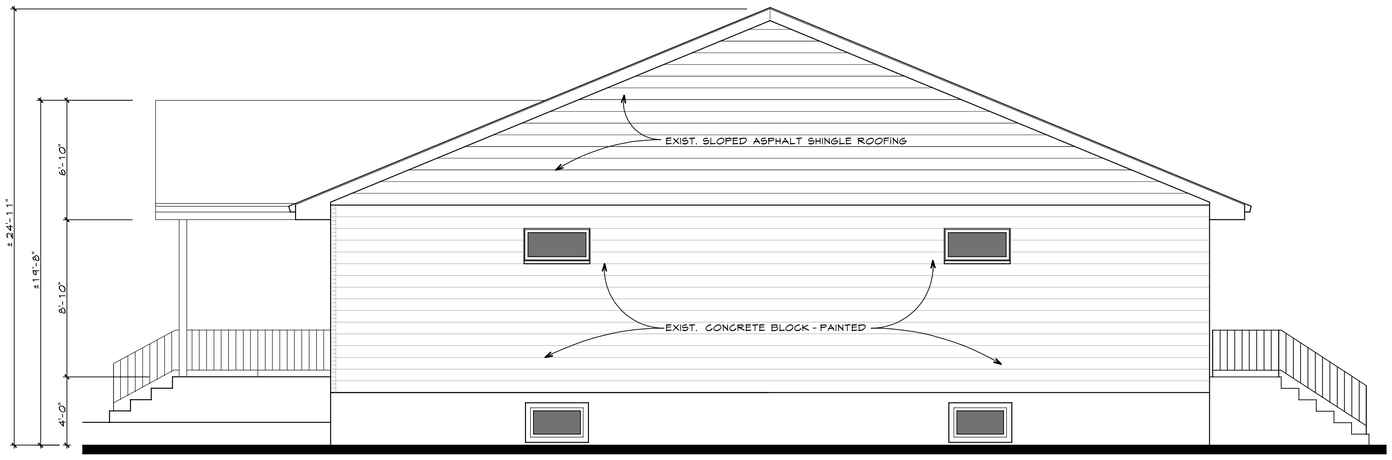
CONTENTS: EXIST. BUILDING ELEVATIONS - EAST & SOUTH
SITE KEY PLAN

A2.1

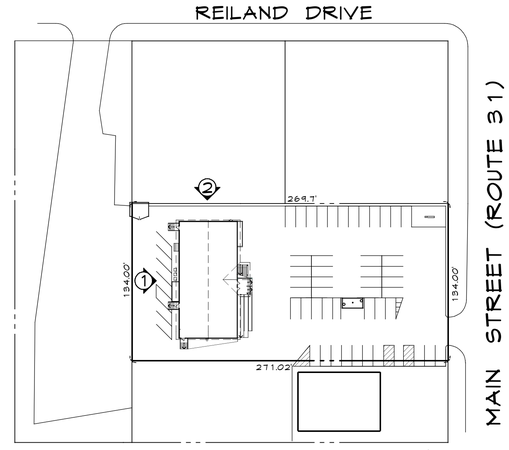


exist. elevations - west (1) 1/4"=1'-0"

- PAINT ALL MECHANICAL & ELECTRICAL ITEMS ON EXTERIOR WALL TO MATCH WALL BEHIND AND AROUND MOUNTED ITEM



north (2)



key plan n

- NO SCALE

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EXISTING ONE-STORY MASONRY & PRECAST BUILDING

interior tenant finish for SPEC MERCANTILE/OFFICE

CRYSTAL LAKE, ILLINOIS

330 NORTH ROUTE 31

PROJECT NO:	2194	REVISION:	DATE: DESCRIPTION:
DATE:	17 DEC 21		17 DEC 21 PRELIMINARY
DRAWN:	JMF/LAF		

CONTENTS: EXIST. BUILDING ELEVATIONS - WEST & NORTH
SITE KEY PLAN

A2.2