

**AN ORDINANCE APPROVING**

**A TEXT AMENDMENT TO SECTION 122-28(I)(2) TO INCREASE THE NUMBER OF ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS FROM ONE (1) TO TWO (2);**

**AND**

**DISSOLVING THE MATERIAL SERVICE PLANNED DEVELOPMENT AND ALL AMENDMENTS; A PRELIMINARY PLAT OF SUBDIVISION APPROVAL FOR THE "FINAL PLAT OF SUBDIVISION 3650 BERDNICK STREET" SUBDIVISION; SPECIAL USE APPROVAL FOR AN ADULT USE CANNABIS CRAFT GROWER, PROCESSING AND INFUSING ESTABLISHMENT; AND PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL, SUBJECT TO CONDITIONS FOR THE PROPERTY COMMONLY KNOWN AS 3650 BERDNICK STREET, ROLLING MEADOWS, ILLINOIS.**

**(Cultivate Change)**

**WHEREAS**, the City of Rolling Meadows is a home rule municipality with the power and authority conferred upon it by the Illinois Municipal Code and the Constitution of the State of Illinois; and

**WHEREAS**, Laura Luisi of Cultivate Change, LLC (herein referred to as "Petitioner"), with authorization from Mark Balek of KCJTAJ, LLC ("Property Owner"), is proposing demolition of all existing improvements, and construction of a new 45,000 square foot building for an adult use cannabis craft grower, processing and infusing establishment, including circulation, parking and landscaping improvements (herein referred to as "Project"), on a 3.84 acre property commonly known as 3650 Berdnick and legally described in Exhibit "A" (herein referred to as "Subject Property"); and

**WHEREAS**, the Project requires all previous approvals on the Subject Property be dissolved; a text amendment from Section 122-28(I)(2) to increase the number of adult-use cannabis business establishments from one (1) to two (2); a preliminary plat of subdivision approval, special use approval, and

preliminary and final planned development approval as more completely defined herein (collectively hereinafter referred to as "Necessary Approvals"), and

**WHEREAS**, Petitioner is party to a conditional long-term lease for the Subject Property to construct the Project; and

**WHEREAS**, Necessary Approvals will become null and void unless the State of Illinois' authorizes a license to the Petitioner for the described Project on the Subject Property; and

**WHEREAS**, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission ("PZC") on October 6, 2020 at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact below and recommended that the City Council approve the petition for the Necessary Approvals for the Project on the Subject Property subject to conditions;

**Planned Development Standards (in bold) and Findings (in italics)**

1. **Character and density of land use.** In a planned development the uses proposed and their density and arrangement on the site shall be of a visual and operational character which is compatible to the physical nature of the site with particular concern for preservation of natural features, tree growth and open space; would produce an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community; would not adversely affect the anticipated provision for school or other municipal services; would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.

*The proposed 45,000 square foot building and nearly four acres of property is consistent with and well-suited to this industrial area. A significant amount of open space is being added to the property, both in the amount of perimeter landscaping provided, as well as the open space area on the nearly east ½ of the property. Underground detention is planned for in vaults, with*

*permeable pavers also being utilized to meet requirements and to address "best management practices." With not more than 20 employees expected, the site will accommodate employees, visitors, and guests in the on-site 30 parking spaces, with an additional 20 off-site parking also being added along Berdnick. Deliveries to and shipments from the property are handled by third party vendors, and are typically handled in cargo vans. No larger trucks or semis are anticipated for the site.*

- 2. Economic feasibility and impact.** The proponents of a planned development shall provide satisfactory evidence of its economic feasibility, of available adequate financing, and that it would not adversely affect the economic prosperity of the city or the values of surrounding properties.

*The overall budget to prepare the site, build the facility, and begin operations is \$4-\$5 million. Financing will be from a variety of sources (including the Illinois Department of Commerce and Economic Opportunity's Cannabis Program Financial Assistance Loan Fund, and \$2 million in financing from private investors, with two principal owners managing the business.*

- 3. Engineering design standards.** The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for storm water drainage or other similar environmental engineering considerations shall be based upon a determination as to the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall construction standards be less than those necessary to ensure the public safety and welfare. Included must be pedestrian and bicycle facilities.

*The submitted plans indicate there is sufficient space on the property to meet all zoning and engineering requirements, although final details are reserved for final approval.*

- 4. Preservation and maintenance of open space.** In a planned development adequate provision shall be made for the permanent preservation and maintenance of common open space, either by private reservation or dedication to the public.

*Open space is provided on all perimeters in the required setbacks, as well as a significant open space area on the east side of the property. The entire facility will be lined with an 8 foot high fence to ensure safety and security of the facility, with access regulated by key-card gates for employees, visitors, guests, and emergency personnel.*

- 5. Implementation schedule.** The proponents of a planned development shall submit a reasonable schedule for the implementation of the

**development to the satisfaction of the city, including suitable provisions for assurance that each phase could be brought to completion in a manner which would not result in adverse effect upon the community as a result of termination at that point.**

*Upon State approval, applicants will begin final design and planning phase, which will last 1 to 1.5 months, after which those plans must be approved by staff and Council, with construction permits also requiring a separate review. The applicants are prepared to move forward with site clear, demolition, utility relocation, and storm water construction prior to building construction permits if approved as part of the final approval by Council. Total construction schedule is estimated at 5 months.*

**Special Use Standards (in bold) and Findings (in italics)**

- 1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or the community;**

*The proposed use at this location is well-suited to the area, and accommodates a niche that both the State of Illinois and the City of Rolling Meadows has deemed necessary and desirable to serve the public good.*

- 2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and**

*The site is well-designed and discreet, given that no exterior visible signage will be utilized. And, although the site is fully fenced and gated, it is not dissimilar to other properties along Berdnick (including the Public Works facility). The removal of the blighting conditions that characterize the existing use increase value to neighboring properties in the area.*

- 3. The proposed use will comply with the regulations and the conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the city council.**

*The proposed use will comply with all regulations and conditions for special use, planned development, and adult-use cannabis regulations, as well as any special conditions of approval approved by Council;*

and

**WHEREAS**, the City Council has reviewed the minutes, recommendation and findings of fact of the PZC; and

**WHEREAS**, the City Council accepts the findings of fact recommended by the PZC and has determined that, provided the State of Illinois authorizes a licenses for the described Project on the Subject Property, the Necessary Approvals for the Project on the Subject Property will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

**WHEREAS**, provided the State of Illinois authorizes a licenses for the described Project on the Subject Property, the corporate authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the Necessary Approvals for the Project on the Subject Property; and

**WHEREAS**, the Petitioner and the Property Owner acknowledge that the Necessary Approvals to accommodate the Project on the Subject Property will become null and void unless the State of Illinois authorizes a license for the Project on the Subject Property; and

**WHEREAS**, pursuant to 122-265 of the City of Rolling Meadows Code of Ordinance, the Petitioner shall enter into an agreement (“Development Agreement”) with the City to guarantee the development and operation in accordance with the terms and conditions established between the City and the Petitioner for the development of the Project.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois, as follows:

**SECTION ONE:** The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

**SECTION TWO:** This Ordinance is limited and restricted to the Subject Property legally described in the attached Exhibit "A".

**SECTION THREE:** The City Council of the City of Rolling Meadows hereby collectively approves a text amendment to Section 122-28(l)(2) to increase the number of adult-use cannabis business establishments from one (1) to two (2), and the following for the purpose of constructing the Project on the Subject Property:

1. Dissolving all previous planned development approvals.
2. A Preliminary Plat of Subdivision approval for the "Final Plat of Subdivision 3650 Berdnick Street" Subdivision, attached hereto as Exhibit B.
3. Special Use approval for an adult use cannabis craft grower, processing and infusing establishment.
4. Preliminary and Final Planned Development approval.

All subject to the following conditions:

1. Approvals authorized herein shall become null and void unless and until the State of Illinois approves a license for the Project on the Subject Property within six (6) months of the date of approval of this ordinance, and
2. Approval authorized herein shall become null and void unless and until the City, the Petitioner and Property Owner execute a Development Agreement acceptable to both parties and approved by resolution of the City Council within thirty (30) days of the date of approval of this ordinance. Development Agreement shall reference the plans attached hereto as Group Exhibit C as the approved preliminary plans ("Approved Preliminary Project Plans").
3. Development Agreement shall, among other requirements, provide that the approval shall become null and void unless and until the Petitioner shall, within six (6) months, revise and resubmit plans in substantial compliance with Approved Preliminary Project Plans to address "Review Comments", attached hereto as Exhibit D, and "Engineering Comments", attached

hereto as Exhibit E, to the satisfaction of the Public Works Director, or designee, prior to said plans being forwarded to City Council for final review and approval ("Approved Final Project Plans").

4. The City may authorize the Petitioner to perform demolition work at Petitioner's sole risk on the Subject Property with permission from the Property Owner prior to Council's approval of Approved Final Project Plans provided proper permits are issued by the City.

**SECTION FOUR:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SECTION FIVE:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

**SECTION SIX:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 10<sup>th</sup> day of November 2020.

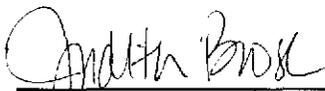
YEAS: Bisesi, D'Astice, Sanoica, Cannon, O'Brien, Vinezeano

NAYS: Budmats

ABSENT: 0

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 13<sup>th</sup> day of November, 2020.

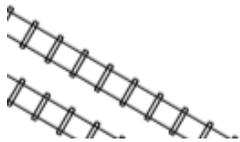
  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Exhibit A  
Legal Description for Property Commonly Known As  
3650 Berdnick Street, Rolling Meadows, Illinois

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF) TOGETHER WITH THAT PART OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF AND EXCEPT THAT PART LYING EAST OF A LINE 333 FEET WEST OF, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23) EXCEPT FROM THE ABOVE DESCRIBED PREMISES TAKEN AS A TRACT, THE EASTERLY 50 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) THEREOF AND EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26886158, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 (LYING SOUTH OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD) ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26886158, ALL IN COOK COUNTY, ILLINOIS.

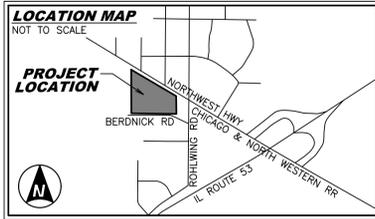


PIN 02-23-221-005  
02-23-221-007  
02-23-401-012  
02-23-401-055

Exhibit B  
Preliminary Plat of Subdivision

# FINAL PLAT OF SUBDIVISION 3650 BERDNICK ROAD

BEING A SUBDIVISION OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.



**P.I.N.:**  
02-23-221-005  
02-23-221-007  
02-23-401-012  
02-23-401-055



SCALE: 1" = 50'

**LEGEND:**

- BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - SECTION LINE
- FIP FOUND IRON PIPE
- (R) RECORD

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CITY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
THIS IS TO CERTIFY THAT THERE ARE NO UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO CITY OF ROLLING MEADOWS STANDARDS AND REQUIREMENTS AND WORKING DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN CONFORMANCE WITH THE CITY OF ROLLING MEADOWS STANDARDS AND REQUIREMENTS AND ENGINEERING FEES DUE THE CITY OF ROLLING MEADOWS HAVE BEEN PAID.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**FIRE MARSHAL CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
THIS IS TO CERTIFY THAT I HAVE CHECKED THE PLAT FOR COMPLIANCE TO THE CITY OF ROLLING MEADOWS FIRE CODE AND FIND THAT IT COMPLIES IN ALL RESPECTS.

CITY FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROLLING MEADOWS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF ROLLING MEADOWS.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROLLING MEADOWS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF ROLLING MEADOWS.

APPROVED BY THE CITY COUNCIL AT A MEETING HELD \_\_\_\_\_

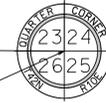
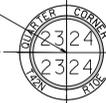
MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**NOTES:**

1. NO COMMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
7. ALL AREAS ARE MORE OR LESS.

**SURVEYOR**  
MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018  
PHONE: 847.696.1400



**ZONING:**

ACCORDING TO THE ROLLING MEADOWS ZONING WEBSITE, THE EXISTING PROPERTY IS ZONED M2 - MULTI-PURPOSE DISTRICT.  
PROPOSED PUD WITH UNDERLYING XX ZONING HAS THE FOLLOWING SITE REQUIREMENTS:  
MINIMUM XX LOT SIZE:  
LOT AREA: XXX SF  
LOT WIDTH: XXX'  
LOT DEPTH: XXX'  
SETBACKS:  
FRONT: XX'  
SIDE: XX'  
REAR: XX'  
CORNER SIDE: XX'

**OWNERSHIP CERTIFICATE**

STATE OF \_\_\_\_\_ )  
) SS  
COUNTY OF \_\_\_\_\_ )  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF BURLINGTON, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF CENTRAL COMMUNITY UNIT SCHOOL DISTRICT 301.

WITNESS MY (OUR) HAND AND SEAL AT \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

OWNER (PRINTED NAME) \_\_\_\_\_

OWNER (PRINTED NAME) \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ )  
) SS  
COUNTY OF \_\_\_\_\_ )  
I, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC \_\_\_\_\_

**AUTHORIZATION TO RECORD CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO RECORD THIS PLAT OF SUBDIVISION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

JEFFREY D. DERANGO  
EMAIL: jderango@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021  
LICENSE EXPIRES: NOVEMBER 30, 2020

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF) TOGETHER WITH THAT PART OF THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF) AND EXCEPT THAT PART LYING EAST OF A LINE 333 WEST OF, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23) EXCEPT FROM THE ABOVE DESCRIBED PREMISES TAKEN AS A TRACT, THE EASTERLY 50 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 2686158, ALL IN COOK COUNTY, ILLINOIS.

ALSO  
THE EAST 120.0 FEET OF THE WEST 600 FEET OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE EAST 120.0 FEET OF THE WEST 600 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 (LYING SOUTH OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD) ALL IN THE TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 2686158, ALL IN COOK COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF ROLLING MEADOWS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C01821, WITH A MAP REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, IN ROSEMONT, ILLINOIS.

JEFFREY D. DERANGO  
EMAIL: jderango@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021  
LICENSE EXPIRES: NOVEMBER 30, 2020

CLIENT:  
**KCJTAJ, LLC**  
120 WEST UNIVERSITY DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004  
P. 847.253.0183

DESIGNED	---
DRAWN	MRD
APPROVED	JDD
DATE	08/25/20
SCALE	1"=50'
DATE	DESCRIPTION OF REVISION
BY	

**FINAL PLAT OF SUBDIVISION  
3650 BERDNICK ROAD  
ROLLING MEADOWS, ILLINOIS**

SHEET  
**1 OF 1**  
PROJECT NUMBER: 3989  
© MACKIE CONSULTANTS LLC, 2020  
ILLINOIS FIRM LICENSE 184-002694

8/25/2020 12:30:54 PM H:\2686158\Project\Proposed\Plan\3650-RP-Sub-1.plt

**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

Exhibit C  
Project Plans

Next 24 Pages

**APPLICATION TO APPEAR BEFORE THE  
CITY OF ROLLING MEADOWS PLANNING AND ZONING COMMISSION  
FOR PLANNED DEVELOPMENT**

**New Planned Development**       **Amend Existing Planned Development**  
*(check one)*

Property's Commonly Known Address: 3650 Berdnick, Rolling Meadows

Real Estate Tax Number: 02-23-221-005; 02-23-221-007; 02-23-401-012; 02-23-401-055

Owner/Developer's Name: Owner: KCJTAJ, LLC/ Developer: Cultivate Change, LLC  
*(please print)*

Petitioner's Name: Laura Luisi  
*(please print)*

Petitioner's Signature:  \_\_\_\_\_

Petitioner's Address: 1070 W. 15th St., Unit 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

Interest of Petitioner: (check one)

Owner       Lessee(s)       Contract Purchaser       Agent

**Note: If you are not the owner, you must supply the owner's written authorization.**

Description of Request: Craft Grower Facility, including cultivation, processing and infusion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact Person: Laura Luisi  
*(please print)*

Contact Person's Address: 1070 W. 15th St., Unite 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

**CITY OF ROLLING MEADOWS  
REIMBURSEMENT OF FEES AGREEMENT**

By signing below, the petitioner and owner acknowledge that they have read and that they fully understand the provisions contained within Section 78-67 of the City Code and that they hereby agree to comply with the provisions of said Section 78-67 concerning "reimbursement of fees" and each agrees to comply with the terms set forth therein. Further, by signing below, each warrants that he/she/they possesses full authority to so sign. The owner and petitioner agree that owner and petitioner shall be jointly and severally liable for payment of fees referred to in Section 78-67 of the City of Rolling Meadows Municipal Code.

Please print the following information:

Location of Property: 3650 Berdnick St., Rolling Meadows

Owner of Property: KCJTAJ, LLC Phone: 847-344-5570

Owner Address: 120 W. University Dr. City/State/Zip: Arlington Heights, IL 60004

Name of Petitioner: Laura Luisi Phone: 630-743-9671

Person to be billed: Laura Luisi Phone: 630-743-9671

Address: 1070 W. 15th St., Unit 302 City/State/Zip: Chicago, IL 60608

  
Owner

3/27/20  
Date

  
Petitioner

3/27/20  
Date

**APPLICATION TO APPEAR BEFORE THE  
CITY OF ROLLING MEADOWS PLANNING AND ZONING COMMISSION  
FOR SPECIAL USE**

Property's Commonly Known Address: 3650 Berdnick, Rolling Meadows

Real Estate Tax Number: 02-23-221-005; 02-23-221-007; 02-23-401-012; 02-23-401-055

Owner/Developer's Name: Owner: KCITAJ, LLC; Developer: Cultivate Change, LLC

Petitioner's Name: Cultivate Change LLC (please print)

Petitioner's Signature:  (please print)

Petitioner's Address: 1070 W. 15th St., Unit 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

Interest of Petitioner: (check one)

Owner       Lessee(s)       Contract Purchaser       Agent

**Note: If you are not the owner, you must supply the owner's written authorization.**

Description of Special Use Request:

Craft Grower Facility, including cultivation, processing, and infusion

Contact Person: Laura Luisi  
(please print)

Contact Person's Address: 1070 W. 15th St., Unit 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

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Address: 1070 W. 15th St., Unit 302 City/State/Zip: Chicago, IL 60608

  
\_\_\_\_\_

3/27/20  
\_\_\_\_\_

Owner

Date

  
\_\_\_\_\_

3/27/20  
\_\_\_\_\_

Petitioner

Date

**APPLICATION TO APPEAR BEFORE THE  
CITY OF ROLLING MEADOWS  
PLANNING AND ZONING COMMISSION  
TO REQUEST A SUBDIVISION OF PROPERTY**

Property's Commonly Known Address: 3650 Berdnick, Rolling Meadows

Real Estate Tax Number: 02-23-221-005; 02-23-221-007; 02-23-401-012; 02-23-401-055

Owner/Developer's Name: Owner: KCJTAJ, LLC / Developer: Cultivate Change, LLC  
(please print)

Petitioner's Name: Cultivate Change, LLC  
(please print)

Petitioner's Signature: \_\_\_\_\_  


Petitioner's Address: 1070 W. 15th St., Unit 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

Interest of Petitioner: (check one)

Owner       Lessee(s)       Contract Purchaser       Agent

**Note: If you are not the owner, you must supply the owner's written authorization.**

Description of Request: Craft Grower Facility, including cultivation, processing and infusion.

\_\_\_\_\_  
\_\_\_\_\_

Contact Person: Laura Luisi  
(please print)

Contact Person's Address: 1070 W. 15th St., Unit 302

City: Chicago State: IL Zip: 60608

Phone: 630-743-9671 Fax: \_\_\_\_\_ Email: luisil@gtlaw.com

**CITY OF ROLLING MEADOWS  
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\_\_\_\_\_  
Owner

3/27/20  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Petitioner

3/27/20  
\_\_\_\_\_  
Date

**Owner Authorization**

I, Mark Balek, state that I am an authorized Member of KCJTAJ, LLC, the owner of 3650 Berdnick St., Rolling Meadows, Illinois 60008, and that Petitioner is authorized to submit the Application to Appear before the City of Rolling Meadows Planning and Zoning Commission for Special Use.

**KCJTAJ, LLC**

*Mark Balek*

\_\_\_\_\_  
Signature

By: Member

Date: 03/09/20

## Memorandum in Support of Special Use Application

**TO:** City of Rolling Meadows

**FROM:** Tiffany Fordyce (CEO) and Laura Luisi (COO) on behalf of Cultivate Change, LLC

**DATE:** July 27, 2020

**RE:** 3650 Berdnick St., Rolling Meadows, IL

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### I. Project and Company Overview

Cultivate Change, LLC seeks a special use permit to allow it to build a craft grower facility in the event that the company is awarded a craft grower license by the State of Illinois. The two principal owners of Cultivate Change are women who applied for their craft grower license as social equity applicants, having attained that designation because they reside in Illinois and one of the principals has resided for at least 5 of the preceding 10 years in a Disproportionately Impacted Area, as defined in the Cannabis Regulation and Tax Act (the “Act”).

The proposed facility would be located at 3650 Berdnick St., in Rolling Meadows, Illinois (the “Site”). The facility would manufacture (*i.e.* grow cannabis plants), process (*i.e.* extract cannabinoids to create concentrate products such as wax and oil) and infuse (*i.e.* make edible products). The facility will be 22,500 sq. ft., with the opportunity to grow depending on market need and State allowances. The 22,500 sq. ft. facility accounts for 5,000 sq. ft. of canopy space, otherwise known as the space where the cannabis is grown. The other space is comprised of drying and curing rooms, cleaning rooms, administrative space, a break room, a community engagement room, security, and storage. While the craft grower license contemplates 5,000 square feet of canopy space, however, the State may allow each craft grower additional 3,000 sq. ft. canopy allowances depending on market need, up to a total of 14,000 square feet of canopy space.

The State may, in its discretion, allow craft growers to size up to 14,000 sq. ft. of canopy space depending on market need. The current design of our facility would allow the company to size up to 14,000 square feet of canopy space, for a total facility size of 45,000 square feet. We intend to build the facility in phases, beginning with only the initial 22,500 square feet (5,000 sq. ft. of canopy space) and the remainder at a later time, assuming the State grants additional canopy space allowances. We anticipate receiving permission from the State to size up within 1-2 years, which will grow the cultivation operations to 45,000 sq. ft. There presently is sufficient space on the lot to accommodate this increase and further develop the empty lot, as indicated in our Site Plan.

The cultivation operations will include the use of nutrients for plant growth. We intend to pursue pesticide-free cultivation methods, including through the use of beneficial bugs commonly used to control pest populations. Any residual organic materials are removed with runoff during flushing, reducing waste and overall environmental impact. We will also maintain a small area of the facility for processing cannabis concentrate products and infusion operations. Each of these processes will be solventless, eliminating the need for chemicals and other hazardous materials on

the property. Solventless processing utilizes a flash freezing process to preserve terpenes and flavor profiles, avoiding the need to strip them through the use of harsh flammable materials like turpentine, ethanol and butane, only to have to reintroduce those flavors at a later stage in the extraction process.

The craft grower facility will sell product to other craft growers, cultivation centers, and dispensaries. The only vehicles permissible by statute to transport cannabis must be less than 10,001 pounds. As such, we do not anticipate significant vehicular traffic or large vehicles moving around and through the property. For frame of reference, 5,000 sq. ft. of canopy space will yield approximately 4,500 pounds of cannabis over the course of a year. This amount of product can be transported in hatchback vehicles or small SUVs.

Another key aspect of Cultivate Change is to provide a forum to facilitate collaboration among social equity applicants who are granted licenses. For example, Cultivate Change already has been in discussions with other social equity applicants about establishing a trade association to foster collaboration so that these newer, and often smaller, players in the market can pool resources and gain from each other's respective knowledge, so as to guard against being unduly disadvantaged by our relatively small size compared to other more established, larger cultivators in the market. The Trade Association also can pool its resources so as to command better rates from benefits providers (such as health, AD&D, Life Insurance, dental and vision plans) which will allow social equity applicants to provide more competitive and comprehensive benefits to its employees. Similarly, the Trade Association can pool its resources and utilize its size to command more competitive pricing from suppliers and service providers, and otherwise implement other cost-saving measure.

The principals of Cultivate Change are seasoned attorneys with over 20 years of experience counseling and representing businesses. They have represented businesses and individuals in litigation, developing policies and strategies for multi-national employers, and advising start-up cannabis businesses. With respect to cannabis specifically, they have spent the last 5 years advising clients regarding cannabis-specific issues and start-up requirements. Much of their work in this realm includes advising start-up cannabis companies through the capital raise process, growth strategies, and avoiding pitfalls beginning to develop in this nascent industry. Because of this, the principal owners are intimately familiar with the relevant regulatory and other business-related issues that may arise when starting a cannabis company.

Cultivate Change looks forward to integrating into the Rolling Meadows community. As detailed more fully in the Economic Feasibility and Impact section below, Cultivate Change will prioritize hiring employees from the local community, as well as people who satisfy the criteria for being social equity and people who reside in the same area of the social equity applicants.

## **II. Character and Density of Land Use**

### **a. The proposed use is compatible to the physical nature of the site.**

Currently, the Site contains one storage building, two trailers, and various concrete blocks scattered throughout. There is gravel and some grass across the Site, but it largely remains

undeveloped. While the Site is currently void of natural features, our Site Plan, submitted herewith as Exhibit A, contemplates the maximum height fence (8 feet) and trees and shrubbery around the perimeter for additional screening. As of now, a small portion of the east side of the Site will be dedicated to open space with landscaped grass and other shrubbery where necessary to create an aesthetically pleasing composition.

We intend to relocate all utilities underground, with the exception of one utility pole on the south side of the property. Please see Exhibit B, Engineering Report, and Exhibit C, Demolition Plan, for further detail.

- b. The proposed Site Plan will produce an attractive environment compatible with the general development plans for the area.

The Site is surrounded by a gas station on the east side and a commercial building on the west. The area in which the Site sits is a commercial area with buildings similar to that which is contemplated to be placed on the Site, allowing the Site and facility to blend in to the existing commercial district. There is a train track to the north of the Site, which is currently exposed and visible from Berdnick Street. Because of that, the Site is visibly dissimilar to those surrounding it and creates an obvious division between the Site and the surrounding buildings. Development of the Site, including fencing against the train tracks, will allow the Site to blend with the surrounding businesses and create a unified composition for the commercial area down Berdnick Street. We will utilize low-maintenance landscaping where possible, to avoid overgrowth and decrease overall waste. Our garbage will be stored on the Site, at the north west corner. The garbage area will be enclosed with a gate around the dumpster area and evergreen shrubs on at least two sides.

The south side of the Site sits on Berdnick Street, and it is the first property visible to drivers when turning down Berdnick Street and heading westbound. Currently, the south side of the Site is used for street parking, which is made of gravel and will require further development. While there is some landscaping, it is unkempt and overgrown. Our Site Plan contemplates a new fence, visually similar to those on the surrounding sites, and new sod across the front, with additional shrubbery where necessary. The functionality of the street is decreased due to this parking, which is oftentimes utilized by large trucks that block the Site entrances and are visually displeasing upon entry to the commercial subdivision. Developing the south side parking will create a better flow through the entrance to this commercial area and create an aesthetic compatible with the surrounding area. We intend to place 20 parking spots on the south east side of the property divided by one 9-foot landscaped island with 1 2.5" caliper shade tree and 9 shrubs. The spots will align perpendicular to Berdnick Street.

Development of the Site will include construction of a stormwater system. We will utilize a stormwater system which includes permeable pavers and underground tanks on the west side of the property. This stormwater system will adequately support the entire Site. See Exhibit B, Engineering Report, and Exhibit D, Stormwater Plan for further detail.

- c. The proposed Site Plan will not adversely affect the anticipated provision for school or other municipal services.

The Site is situated in a commercial area with little residential development nearby. It is surrounded by major highways on the north, Northwest Highway, and on the east, Highway 53, effectively creating a barrier between the commercial area and residential areas in those directions. The nearest Rolling Meadows school, Acorn Oaks School, is over one mile away in the southwest direction. Traffic coming to and from the Site will primarily reach the Site by accessing Highway 14 and Highway 53, without the chance of creating additional traffic in or driving cannabis products through residential neighborhoods.

Development of the Site serves to increase mobility for local municipal services, particularly the public works building at the end of Berdnick Street. Currently, there are large trucks parked on the road that leads to the public works building, decreasing the visual appeal of the area, decreasing mobility to the public works building, and increasing congestion and traffic. Development of parking on the south side of the Site will minimize truck density and increase mobility throughout this commercial area, further allowing visitors and employees to access the public works building and the property it sits on.

- d. Development of the Site will not increase traffic or create a higher demand for parking.

As explained in detail in Section II(c), the Site Plan includes development of public parking on the south east side of the Site, increasing parking for the surrounding commercial area. All employee and visitor parking will be on the Site itself, alleviating the need for our employees and visitors to utilize street parking. We contemplate 15-20 employees, at full capacity, and have allocated 35 parking spots to account for employees, visitors, and consultants. Vehicles will circulate one way around the building, entering from the south west side, traveling around the building, and exiting on the south east side. The drive aisle is the minimum 24 feet wide, and there is a 5-foot foundation landscape area next to the building. See Exhibit B, Engineering Report, for further detail. This will allow fire trucks to fully maneuver around the building. See Exhibit E, Fire Truck Turning Diagram. There is one loading dock on the west side of the building and one loading dock on the east side. Our delivery cars will be able to fully pull into these loading docks. See Exhibit F, Loading Dock Turning Diagrams. There will be no company vehicles utilized on the Site whatsoever, and all deliveries will be made by third-party vendors. We anticipate deliveries once per week and shipments out once per week. Building operations will be from 8:00 a.m. to 6:00 p.m. and there will be twenty-four-hour interior and exterior surveillance.

### **III. Economic Feasibility and Impact**

The facility design will be driven by the desire to create an aesthetic that is consistent with surrounding sites, making it indistinguishable from the other buildings in the area to those unfamiliar with the commercial district. From the outside, the facility will maintain a façade similar to the commercial properties surrounding it. For the sake of discretion and security, the

owners do not anticipate placing any signage or other information on the outside of the building which would indicate the cannabis use.

The overall budget to prepare the site, build the facility, and begin operations is approximately \$4 – 5 million, the final figure being dependent on certain design and engineering work that will be completed once the license is granted. Construction of the facility will be funded using a few different sources, with the goal of limiting management and financial control to the two principal owners.

First, the State of Illinois Department of Commerce and Economic Opportunity has created the Cannabis Program Financial Assistance Loan Fund, which will grant low interest loans to applicants, such as Cultivate Change, qualifying as social equity applicants. The State has not placed any limitations on the loans they will award. The principal owners anticipate they will be able to receive at least \$500,000 from the State’s loan program.

Second, in addition to the loan, the principal owners have secured \$2 million worth of financing from private investors. These initial investment partnerships will allow the principal owners to begin the construction project, plan for operations, and secure any additional funding in the meantime, to the extent necessary.

Finally, any additional construction required, including to increase the size of canopy space, will be done, when possible, using profits generate by the business.

Operating the craft grow at the Site will create a positive impact by prioritizing hiring from the local community, as well as individuals who satisfy the criteria for being social equity applicants. Cultivate Change has adopted a robust set of policies regarding diversity and inclusion, including certain requirements for hiring.

#### **IV. Preservation and Maintenance of Open Space**

Per our Site Plan, development of the Site will include maintenance of green space on the south side of the property, including the open grass area between the facility and street parking, and the east side, including a large open area that will be covered with grass. The entire facility will be lined with an 8-foot high fence to ensure safety and security of the facility. There will be gates at both curb entrances to the Site. The Illinois Cannabis Regulation and Tax Act contemplates extensive security measures, including that access be provided on an as-needed basis. Gates at the entrances will add a layer of security to the facility, which is in the best interest of Cultivate Change and the surrounding commercial area. Access to the gate will be provided to emergency services, such as police and fire, through a lock box located at the front of the site.

#### **V. Implementation Schedule**

The State had planned to issue licenses on July 1, 2020, but the Illinois Governor signed an Executive Order extending the issuance deadline. In light of the State’s past practices, we anticipate the licenses will not be issued until sometime in August or September.

Once the State issues licenses, and assuming we receive a license, we will begin the design and planning phase, which will last approximately 1-1.5 months. During this time, we will begin site preparation, including removal of existing buildings and debris, moving all utilities underground, and constructing a stormwater system for the Site. We will finalize our zoning requests during this time, to the extent there are any outstanding issues.

Construction of the facility will commence immediately following the design phase, and will last approximately 5 months. While this estimate includes completion of the 22,500 square foot facility, we contemplate that parts of the facility will be operational and manufacturing will have commenced in certain areas within six months.





## Craft Growers Facility – Engineering Report

1. Project Summary
  - A. Existing Parcel:
    1. The site is located at 3650 Berdnick Street in Rolling Meadow, IL. The site consists of two adjacent parcels that are collectively ~3.84 acres in size.
    2. The site consists of a series of metal buildings and broken up concrete pavement. There are many above ground existing utilities that use to service the property.
  - B. Proposed Project:
    1. The scope of this project consists of a new building serving as a craft grow facility. The site extents include an employee and visitor parking lot, landscaping, and ADA compliant sidewalks. There will be two driveway cuts off Berdnick Street to circulate one-way traffic around the building. This is a reduction from the existing three driveway cuts serving the existing lots. Additionally, part of the scope is to add public parking off south side of Berdnick Street.
2. Demolition/Site Clearing/Erosion Control:
  - A. Removals include multiple existing building demolition, existing concrete pavement removal, and removal of the various concrete block walls and associated foundations on site.
  - B. Removal of existing utilities and structures including sewer, water, gas, and telecommunication.
  - C. Removal of series of utility poles and associated electrical overhead wires serving the property.
    1. One utility pole will remain to keep existing overhead electrical service to the South side of Berdnick Street, where the city's existing electrical services the rest of the street.
    2. See Site Demolition Plan and the Underground Utility Improvements section of this report for more information.
  - D. Earthwork: Excavation shall be performed in accordance with IDOT Standard Specifications for Road and Bridge Construction (latest edition) and shall also include the following:
    1. Excavation to design subgrade  $\pm 0.1'$ .
    2. Hauling, placement, and compaction of excavated material to 95% Standard Proctor Density, in fill areas.
    3. Discing and drying of suitable materials to obtain proper compaction.
    4. Borrow excavation to obtain suitable material.
    5. Undercutting, hauling and placement of unsuitable materials to non-structural fill areas.
    6. Handling, hauling and placement of all excess spoil, to fill areas.
    7. Import or export of material necessary to bring site to final grade.
    8. Fill to obtain desired subgrade shall be coordinated with stormwater management objectives.
  - E. Earthwork removal shall be in accordance with the geotechnical report provided to us by others. Removals onsite are incidental to construction as well as requirements for at grade and earthwork improvements discussed below.
  - F. Erosion control measures anticipated for the project are as follows:
    1. Construction fence with dust screening at project limits
    2. Silt fence at project limits and at base of all stockpiles
    3. Inlet filters at all existing and proposed open-grate storm structures
    4. Temporary seeding at all stockpiles
3. At Grade Improvements:
  - A. Paving Improvements
    1. Subgrade preparation shall include final grading of the pavement subgrade to  $\pm 1"$  with an average subgrade elevation of  $\pm 0.02'$  from the proposed subgrade elevation.
    2. All private and right of way paving for the development will conform to the City of Rolling Meadows and ADA standards.
    3. Pavement sections to be reviewed in subsequent design phases.

4. Hot mix asphalt binder course shall conform to Section 406 of the Standard Specifications. Hot mix asphalt surface course shall conform to Section 406 of the Standard Specifications. A prime coat will be required prior to surfacing in accordance with Section 406.
  5. For hot mix asphalt pavement areas, the section shall consist of 2.5" of surface course and 3.5" of binder course. It shall be supported on a minimum of 12" of granular fill consistent with a CA-6 gradation.
  6. Aggregate base course for concrete pavements shall be constructed in conformance with Section 351. It shall be type "B" with a CA-6 gradation. Up to 25% RAP allowable for base course aggregate as long as required gradation is maintained.
  7. Concrete sidewalks shall be 5" thick with a 6" CA-6 granular base. The concrete shall be 3,500 psi air entrained. A ½" premoulded, sealed expansion joint shall be provided at minimum 30' intervals and tooled contraction joints at 5' centers will be required. Maximize recycled content for concrete; substitute fly-ash and slag for up to 40% of cementitious material.
  8. Concrete pavement for vehicular traffic shall be 8" thick with an 8" CA-6 granular base. The concrete shall be equivalent to IDOT class PV concrete and conform to Section 1020. 6" x 6" epoxy coated W1.4 x W1.4 reinforcement centered in pavement section, maintaining a minimum 2" cover on all sides. Provide ¾" premoulded expansion joints at 30' intervals and tooled contraction joints at 10' centers.
  9. Combination concrete curb and gutter shall be B6.12. Construction will conform to Section 606 of the Illinois Standard Specifications. The concrete shall be Class SI in accordance with Section 720. Maximize recycled content of concrete. Substitute fly-ash and slag for up to 40% of cementitious material.
  10. Landscaped berm areas with slopes of 1:3 or greater shall be stabilized with North American Green S150BN Bio-net temporary erosion control blanket or approved equal. Landscaped berm areas with slopes less than 1:3 and greater than or equal to 1:8 slopes shall be stabilized with North American Green S75BN Bio-net temporary erosion control blanket or approved equal. Landscaped berm areas with slopes less than 1:8 slopes shall be stabilized with a temporary straw wattle erosion control blanket or approved equal.
  11. Ensure proper grading and slopes for pavement areas as standing water could cause softening of the subgrade and deterioration of the pavement.
  12. Pavement markings shall be thermoplastic in accordance with Illinois Department of Transportation T501 of the Standard Specifications for Traffic Control Items.
4. Site Grading and Drainage:
- A. Topography has not yet been provided for the site. Elevations will be further studied in subsequent design when a topo survey is available from the surveyor.
    1. The finished floor elevation of the proposed building will be similar to the adjacent buildings on Berdnick Street.
    2. The surrounding site paving and landscape will slope to drain away from the building and be collected by a series of storm catch basins and routed to the city's sewer system.
    3. An overland flow path will be provided for larger storm events, likely at the south side of the site towards Berdnick Street.
5. Stormwater Management
- A. Requirements:
    1. The MWRD requires that any development exceeding 3 acres in area requires stormwater management for both volume control and detention control. Because the area of the proposed site is 3.84 ac, the Craft Growers Facility requires stormwater management to meet both MWRD stormwater requirements.
      - a. MWRD's volume control requirement mandates the capture of the first 1 in of runoff from all impervious surfaces (defined as all impervious surfaces excluding permeable pavers and other infiltration-based green infrastructure). The volume control includes all void storage in the stone below the invert of the proposed underdrain (typically located 1 foot above the bottom of the structure) and 50% of all void space above the underdrain invert but below the high water level (HWL) for the structure.

- b. The required detention control is calculated based on the gross allowable release rate for a given watershed. For Rolling Meadows, the gross allowable release rate is 0.2 cfs/ac (a total release rate of 0.77 cfs for the project site). The volume required to meet this gross allowable release rate is calculated using MWRD's nomograph method using Bulletin 70 rainfall data, based on the site's composite curve number. From preliminary soil mapping, the soil type for this site is all Hydrological Soil Group (HSG) D. TERRA Engineering proposes the following stormwater management strategy to meet MWRD ordinance requirements.

#### B. Stormwater Strategy

##### 1. Permeable pavers and underground tanks on West lot

- a. The proposed site plan contains 2.17 ac of impervious area and 1.51 ac of pervious area. A further 0.15 ac is dedicated to permeable pavers beneath the parking stalls on the west side of the building. The permeable pavers are designed to have 6 ft of stone aggregate beneath the pavers. Due to the type of soil in this area, an underdrain will be required, located 1 ft above the bottom of the stone. The two tanks will be StormTrap modular concrete tanks (or similar), with a tank depth of 7.18 ft and a total excavation depth of 8.18 ft. The location and proposed layout of the two tanks and the permeable pavers is shown in CEX-3.
- b. For this design, the required volume control is 7,888 cf and the required detention control is 66,734 cf. The proposed permeable pavers provide 8,254 cf of volume control; since the volume control requirement is exceeded, the surplus volume can be counted towards detention control. The total detention control provided by the bioretention system (including excess volume control) is 66,734 cf.

#### 6. Underground Utility Improvements

##### A. Performance Specifications:

##### 1. General

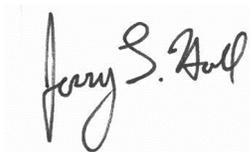
- a. Private underground utility improvements shall be constructed in accordance with the City of Rolling Meadows and MWRDGC.
- b. Underground utility improvements located in the public right of way shall be constructed in accordance with the City of Rolling Meadows and the Illinois Department of Transportation.
- c. Dry utilities will be illustrated on the civil site utility plan as designed and dictated by the utility companies and the mechanical and electrical engineers. Utilities will be shown on the Site Utility Plan for coordination only.
- d. Select granular trench backfill will be required for all storm sewer trenches lying under existing or proposed streets, loading dock or sidewalks, and within 24" thereof. Trench materials shall be Illinois Department of Transportation CA-6 gradation.
- e. Manholes, catch basins, and inlets shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with ASTM C-478.

##### 2. Sanitary sewer shall be installed in accordance with the following:

- a. Pipe material shall be of water main quality, Ductile Iron Pipe (DIP), Class 56 or equivalent, ASTM C-700 specification, with PVC compression collar seal type joints conforming to ASTM Specification D-1784.
- b. Pipe bedding shall consist of compacted aggregate, CA-11, placed 6" below to springline of pipe, and compacted FA-6 from springline of the pipe to 12" above for the width of the trench. Up to 25% RAP allowable for base course aggregate as long as required gradation is maintained.
- c. Frames and lids shall be as specified by the City of Rolling Meadows.

3. Water Main shall be installed in accordance with the following:
    - a. Pipe material shall be Ductile Iron Pipe, Class 56 or equivalent with mechanical joints.
    - b. Pipe bedding shall consist of compacted aggregate, CA-11 or CA-16, placed 6" below and to springline of pipe, and compacted CA-16 from spring line to 12" above the pipe for the width of the trench. Up to 25% RAP allowable for base course aggregate as long as required gradation is maintained.
    - c. Frame and lids shall be as specified by the City of Rolling Meadows.
    - d. Thrust blocking will be required at all bends greater than 11¼" degrees.
    - e. Testing shall be in conformance with the City of Rolling Meadows.
  4. Storm Sewer shall be installed in accordance with the following:
    - a. MWRDGC and City of Rolling Meadows.
    - b. Pipe material shall be reinforced concrete pipe for pipes greater than 15 inches, ASTM C-76, Class III, Wall-B O-ring joints is the minimum requirement. Pipe material shall be DIP or PVC-SDR-26 for pipes 12" and smaller in diameter.
    - c. Pipe bedding shall consist of Illinois Department of Transportation CA-11 gradation compacted from 6" below to the spring line of the pipe and compacted CA-11 or CA-16 from spring line of the pipe to 12" above, over the trench width. Up to 25% RAP allowable for base course aggregate as long as required gradation is maintained.
    - d. Frame and lids shall be as specified by the City of Rolling Meadows.
- B. The Site Utility Improvements will include:
1. Storm. Service location is anticipated to connect to the south at Berdnick Street. Location will be further reviewed once city sewer atlas maps have been received. A restrictor will be included on the outlet pipe prior to connecting to the city sewer main.
  2. Sanitary. Service location is anticipated to connect to the south at Berdnick Street. Location will be further reviewed once city sewer atlas maps have been received. An inspection manhole will be placed on the new sanitary sewer.
  3. Water. Service location is anticipated to connect to the south at Berdnick Street. Location will be further reviewed once city water atlas maps have been received. Coordination with the City of Rolling Meadows is required for final location of service.
  4. Gas. Service location is anticipated to connect to the south at Berdnick Street. Review of utility company atlases and coordination with the utility company is required to determine final location of gas service for the proposed building.
  5. Electric. Service location is anticipated to remain at existing utility pole, approximately 218 feet west of the east property line. This utility pole currently connects to the south side of Berdnick Street, where it appears the city's existing electrical services the rest of the street. We are proposing to keep this existing service, assuming it is sufficient to service the proposed building. From the existing utility pole on the north side of Berdnick, the proposed electrical service will transition to underground conduit to building. Review of service provider atlases and coordination with service provider is required to determine final location of electrical services for the proposed building.
  6. Data. Service location is still to be determined. Coordination with service provider is required to determine data service routing to the proposed building.

Sincerely,



Jerry L. Hall, PE

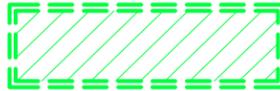


**Exhibit D**



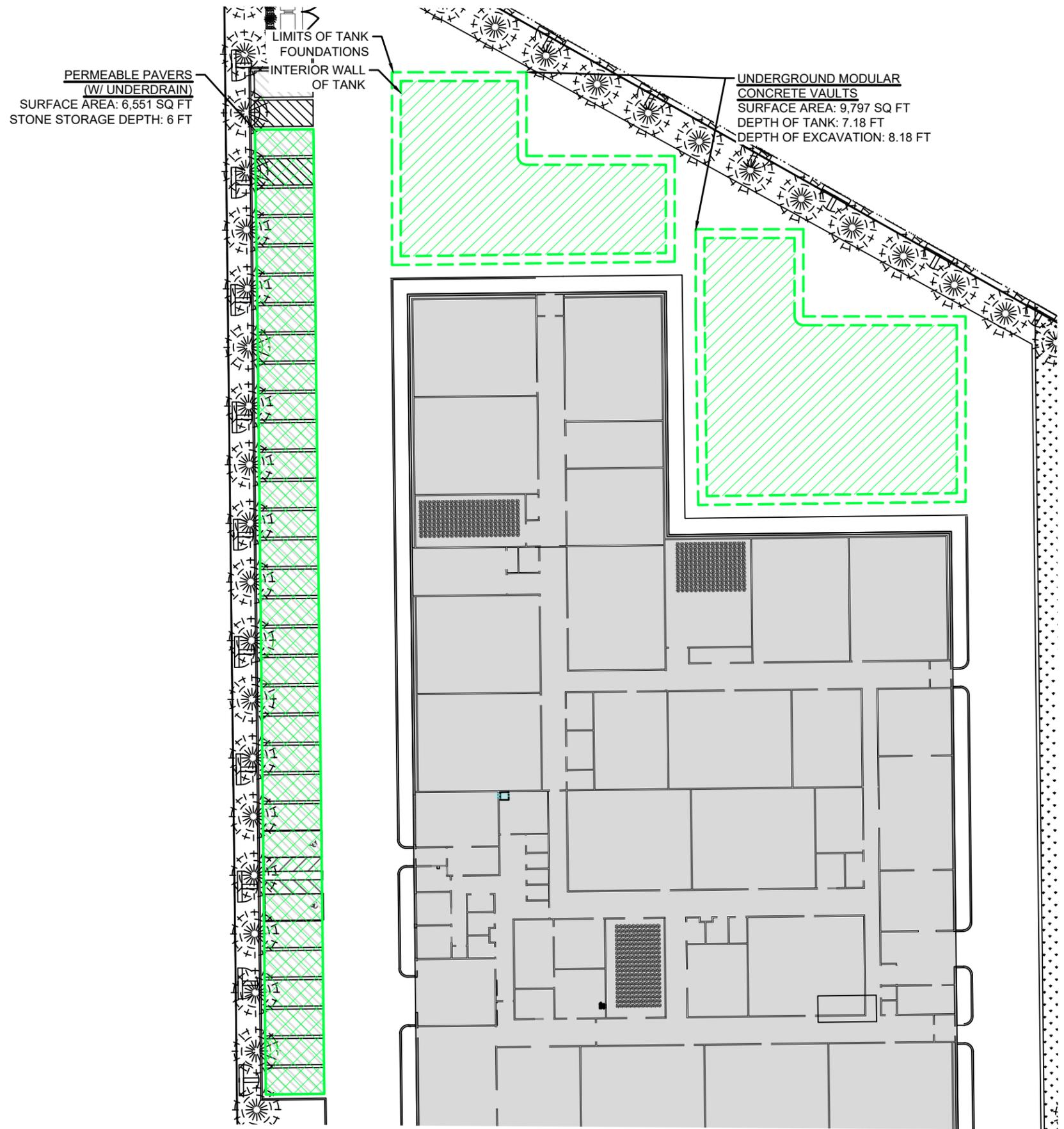
Scale: 1 inch = 40 feet

**LEGEND:**

-  DETENTION TANK
-  PERMEABLE PAVERS

**MWRD STORMWATER MANAGEMENT REQUIREMENTS**

VOLUME (POLLUTION) CONTROL REQUIRED: 7,888 CF  
 VOLUME CONTROL PROVIDED: 8,254 CF  
 DETENTION (RATE) CONTROL REQUIRED: 66,734  
 DETENTION CONTROL PROVIDED (INCLUDING EXCESS VOLUME CONTROL): 66,734 CF

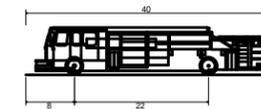


**3 STORMWATER: PAVERS AND UNDERGROUND VAULT**  
 SCALE: 1" = 40'

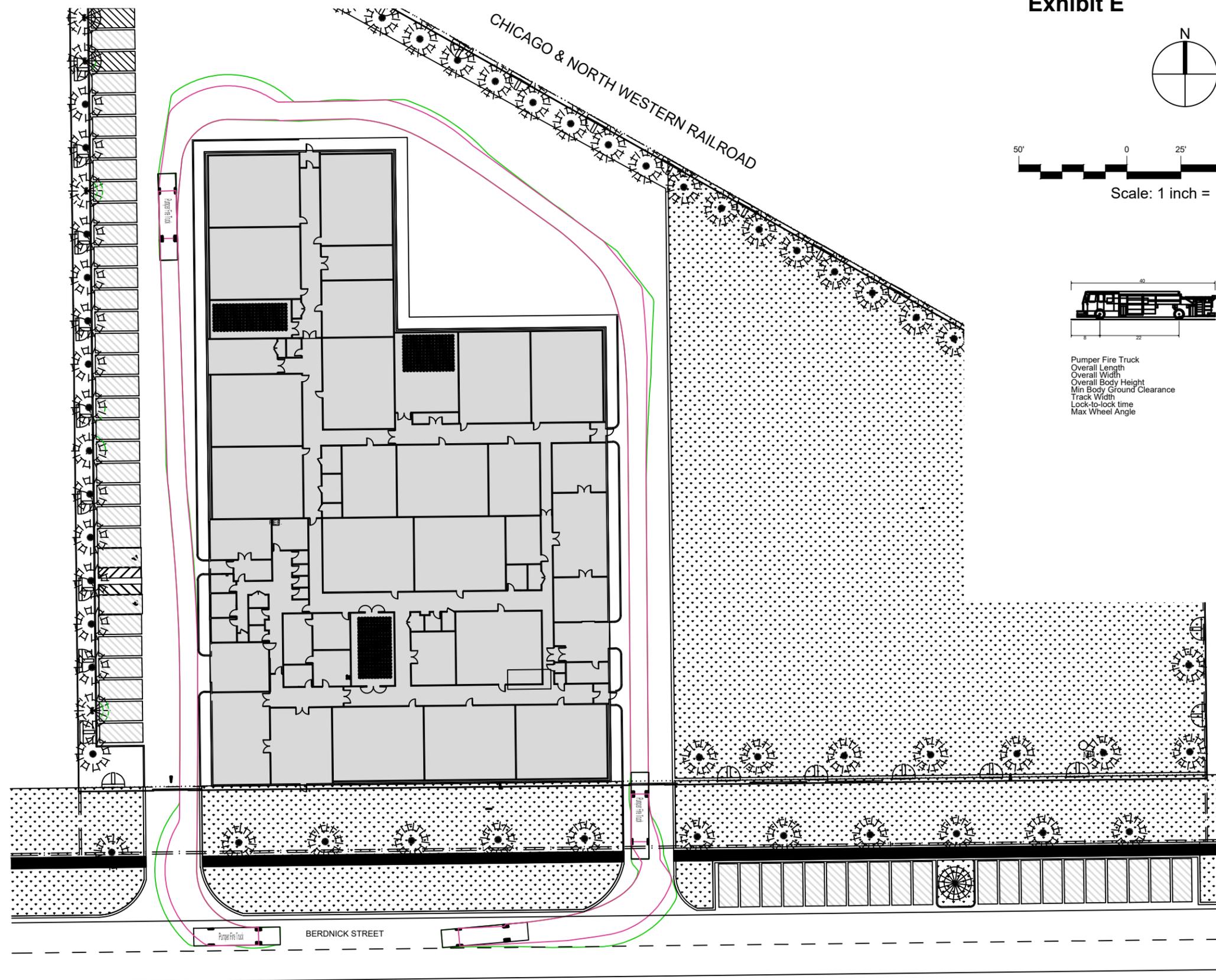
# Exhibit E



Scale: 1 inch = 50 feet



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



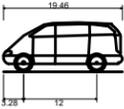
# 1 PUMPER FIRE TRUCK

SCALE: 1" = 50'

**Exhibit F**

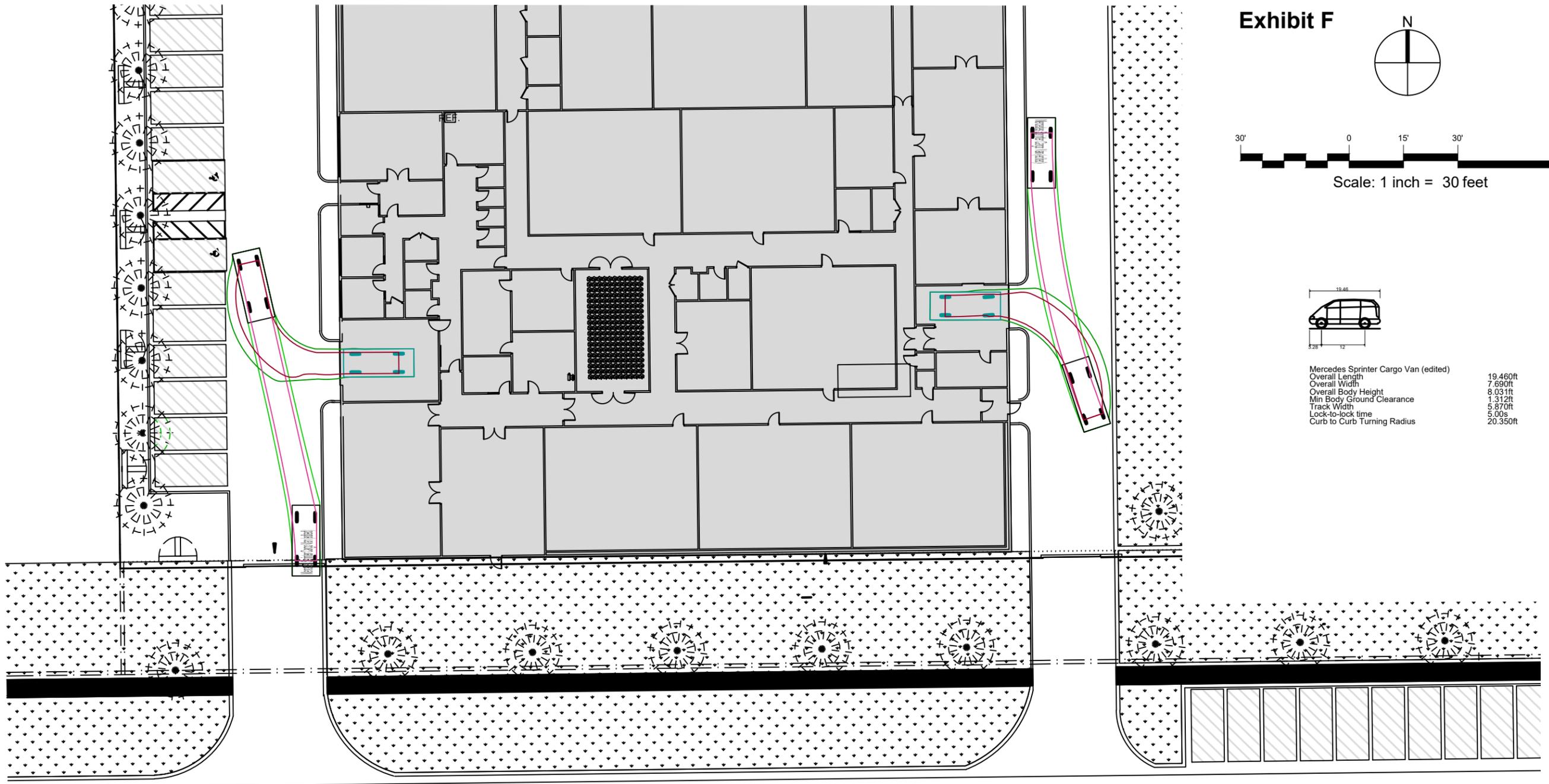


Scale: 1 inch = 30 feet



Mercedes Sprinter Cargo Van (edited)

Overall Length	19.460ft
Overall Width	7.690ft
Overall Body Height	8.031ft
Min Body Ground Clearance	1.312ft
Track Width	5.870ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	20.350ft



BERDNICK STREET

**2 MERCEDES BENZ CARGO VAN - TO LOADING DOCK**  
SCALE: 1" = 30'



Exhibit D  
Review Comments

The Final Plat of Subdivision and Final Planned Development approval for 3650 Berdnick Street will be considered if the State of Illinois authorizes a license for this use, and upon successful completion, submittal and approval by staff and Council that all Zoning Ordinance requirements for Final Plats and Final Planned Developments will be met, and that plans will include but not be limited to, modifications that address the following issues identified by City staff and consultants as necessary to meet requirements.

**From Fire.**

1. Remote access by police and fire in a form acceptable to police and fire shall be provided. Additionally, this technology should also be available for garbage service given the location of dumpster in the northwest corner of the property.

**From Building**

2. At least one (1) of the accessible parking spaces is required to be “van” accessible, and shall be so designated on final plans.

**From Zoning**

3. 8’ tall chain link security fence shall be confirmed for entire perimeter, except that it shall not be placed in front of the building frontage that parallels Berdnick.
4. A Lighting Plan and Photometric Plan shall be provided and approved by the City showing pole construction and height, luminaire details (including downward light deflection), photometric plans (which address potential landscape interference). Lighting plan shall indicate whether lights are on a timer or are motion activated.
5. Final Storm water Permit Plans to be submitted and approved. Parking spaces where permeable pavers are utilized to achieve storm water benefits shall be shown in a storm water management easement, which designates future maintenance requirements, and which provides the City the right (but not the responsibility) to maintain the area at the expense of the property owner if after reasonable notice, owner fails to maintain.
6. Ensure that all building and pavements setbacks are listed from all four property lines.
7. Final landscaping plan detailing the following shall be provided:
  - a. Perimeter Landscaping in all four yards.
  - b. 5’ Building Foundation Landscaping detail on North, West and Sides
  - c. Enhanced Building Foundation Landscaping detail on South side of building
  - d. North of the new public parking spaces along Berdnick, “parkway trees” shall be planted on private property. For the area west of the public parking spaces, parkway trees shall be planted in the parkway.

- e. Dumpster enclosure details shall be added to the plans
- 8. All interior parking lot pavement shall be curbed (including the pavement parallel the north property line.)
- 9. Details on the one-way west entrance “in”, east entrance “out” shall be added to final plans (Signage, key cards, etc.)
- 10. An e Power Pole in NW corner of property not identified to be saved in Exhibit. To be removed from plans.
- 11. Berdnick public parking spaces shall add bumper stops to limit vehicle overhand onto the public sidewalk, and possibly signage to regulate “Parking in Spaces Only”, time limit parking, or other measures to prohibit illegal use by semis and trailers who park “sideway” in the spaces.
- 12. Provide necessary easement for 2’ of parking and 5’ of sidewalk area on private property on the Final Plat of Subdivision to be reviewed by Council. Show correct alignment of sidewalk offset to the north on this site, with existing sidewalk on Palatine Welding property to the west.
- 13. Relocate fence at west entrance north, in line with first parking space shown along west property line. Key cards should also be aligned with this access point.
- 14. Clarify what “MH” means in the plans.

**From Arborist**

- 15. Plant “parkway trees” 40’ on center, not less than 5’ north of pavement, but preferably centered in landscape area.
- 16. For perimeter landscaping, owners are advised to have some diversity in species, i.e, mix conifer and deciduous, and use some columnar deciduous trees
- 17. Consider enhanced landscaping/possibly berming between sidewalk and fence along front
- 18. Provide some berming and/or landscaping in the proposed open green area on the east side of the property.

**City Engineer**

- 19. Comments are attached hereto in a letter dated August 3, 2020 from CBBEL Engineer Gary Rozwadowski (Exhibit E).

Exhibit E

Engineering Comments



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

August 3, 2020

City of Rolling Meadows  
Public Works Department  
3900 Berdnick Street  
Rolling Meadows, IL 60008

Attention: JoEllen Charlton, Assistant Director of Public Works

Subject: Illinois Craft Grower Facility  
Medicine Man Technologies  
3650 Berdnick Street  
Concept Review #2  
(CBBEL Project No. 98-361L323)

Dear JoEllen:

CBBEL has reviewed the July 27, 2020 submittal for Special Use Application for the referenced project. Our original comments contained in our June 24, 2020 review letter are shown below (in section I, in italics) and whether each comment has been successfully addressed. Any new comments generated as a result of the material submitted by the petitioner are contained in section II of this letter.

I. Original Comments from June 24, 2020 Review Letter #1

A. General:

- 1. A preliminary engineering plan must show the location of the existing utilities in the Berdnick right-of-way and the onsite utility services that will be removed and/or disconnected. It would also be helpful to show the proposed water and sewer service connection locations.*

PARTIALLY ADDRESSED. Based on Exhibit B of the Engineering Report prepared by Terra Engineering, Ltd., site topography and City of Rolling Meadows utility atlases have not been obtained. While it is desirable to have this information available at this stage, it is not essential for a preliminary engineering review. We urge the petitioner to provide this material as soon as possible such that potential conflicts and erroneous assumptions regarding existing utilities can be avoided.

2. *Although specifics of the stormwater detention are not required at this time, we recommend that the stormwater facilities be built for buildout of the total site and not just the first phase. It is unknown if the proposed detention area is for Phase I or for the total site and it cannot be determine if the area reserved for detention is of adequate size. Since the site exceeds 3 acres, it is required by MWRD to provide volume control and detention.*

ADDRESSED. Final volume control and required detention volumes to be verified during final engineering. A stormwater Report will have to be submitted for review.

3. *Provide a complete copy of the title insurance commitment report as well as an environmental assessment report.*

ADDRESSED.

#### A. Site Comments

1. *The City may allow parallel parking on Berdnick, but wants to discourage semi-truck parking, therefore if parallel parking will be proposed, provide bump out islands every two or three spaces (end spaces shall be 20' long and interior spaces shall be 22' long). The bump outs would provide locations to plant parkway trees.*

PARTIALLY ADDRESSED. The plan now shows 20 perpendicular spaces to be provided along Berdnick Street. To further discourage truck parking, two landscaped islands should be provided in this area with a maximum of 7 parking spaces between islands.

2. *If the sidewalk is to remain next to the street or parking spaces, it must be 7' wide.*

ADDRESSED. Although the parking spaces are still adjacent to the sidewalk, the parking spaces shown are 20' long (instead of standard 18' spaces).

3. *Garbage trucks will not be able to access the garbage dumpsters in the current configuration. Relocate or angle the dumpsters for easier access by garbage trucks.*

ADDRESSED. The garbage dumpsters have been relocated to the rear of the building in an area that has enough room for garbage trucks to maneuver.

4. *Provide an autoturn exhibit to show how delivery trucks and fire department vehicles would negotiate completely through the site.*

ADDRESSED.

5. *Concerned about doors opening directly into the drive aisle along the sides of the building. Demonstrate how this would be mitigated.*

ADDRESSED. 5 foot foundation curbs with landscaping have been added to the project.

6. *Cannot have the loading dock on the west side of the building next to the parking stalls. There is not enough room for a second vehicle to pass by a truck which is parked for off-loading.*

ADDRESSED. No large vehicles will be delivering to the site.

## II. New Comments

1. Expansion joints are required in sidewalks every 25' (section 3.A.7 of 7/27/30 memo)
2. All structures, storm, sanitary, water main shall be installed per City engineering details, including connections, joints, materials, etc. (section 6.A of 7/27/20 memo)
3. The site plan reviewed, dated 7/24/20, shows the parking spaces and sidewalk within City ROW, which is preferred. However, a revised site plan dated 7/30/20 (received 8/3/20), shows the majority of the parking spaces within the ROW of Berdnick Street, but partially on private property. Also, the sidewalk is now shown on private property. The parking spaces and sidewalk should be located on City ROW, unless the City would entertain a permanent easement by the developer. However, if the City allows the sidewalk to remain as shown on the 7/30/20 plan, the sidewalk would have to curve back to existing ROW at each end of the property, which would affect parking at the east end. As currently shown, the sidewalk would continue onto private property not owned by the petitioner. Also, a maintenance agreement for the sidewalk and parking will need to be established.

It is our opinion that based upon the information supplied, this project can be built in general conformance to City engineering requirements and can move forward to the City of Rolling Meadows Plan Commission. If you have any questions, please call us at 847-823-0500.

Sincerely,



Gary Rozwadowski, PE  
Senior Project Manager

cc: Rob Horne—City of Rolling Meadows  
Elizabeth Payne – City of Rolling Meadows  
Ryan Lindeman – CBBEL  
Robert Jungwirth – CBBEL