



#2021-221
330 N. Route 31 – Special Use Permit
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 19, 2022
<u>Requests:</u>	Special Use Permit for a Cannabis Dispensary.
<u>Location:</u>	330 N. Route 31
<u>Acreage:</u>	Approximately 0.8 acres
<u>Existing Zoning:</u>	B-2 General Commercial
<u>Surrounding Properties:</u>	North: B-2 General Commercial South: B-2 General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The site is a former restaurant and the building has been vacant for several years.
- **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.
- The State of Illinois also requires a 1,500 foot spacing from another cannabis dispensary.
- This proposed location meets all zoning and buffer requirements.

Development Analysis:

General

- **Request:** The request is for a Special Use Permit 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.
- Cannabis dispensaries require 5 spaces per 1,000 gross square feet of floor area. This user requires 11 spaces. There are 36 spaces on site

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 (330N LLC, received 12/22/21)
 - B. Narrative (330N LLC, undated, received 12/22/21)
 - C. Site Plan (Architects 127, dated 12/17/21, received 12/22/21)
 - D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 12/22/21)
 - E. Elevations (Architects 127, dated 12/17/21, received 12/22/21)

2. Significant modifications to the business operation shall require a Special Use Permit Amendment.
3. Work with staff to provide landscape throughout the parking lot and along Route 31.
4. The existing non-conforming pole sign must be removed and replaced with a monument sign that complies with the UDO sign criteria, including landscaping.
5. 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: Special Use Permit/Adult USE CANNABIS DISPENSARY

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

Special Use Permit

Variation

Other

Petitioner Information

Name: 330N,LLC

Address: 444 N. IL ROUTE 31

Crystal Lake, IL. 60012

Phone: 815-790-2678

Fax: _____

E-mail: 1600northrentals@gmail.com

Owner Information (if different)

Jeffrey M. Danca, Trustee of the Jeffrey M.
Name: Danca Trust Dated May 9, 1988

Address: _____

4604 Oak Creek Rd, C.L. 60012

Phone: 815-459-5671

Fax: _____

E-mail: JMDCONS1@sbcglobal.net

Property Information

Project Description: Special Use Permit/Adult Use Dispensary

Project Address/Location: 330 N. IL. Route 31, Crystal Lake, IL. 60012

PIN Number(s): 14-34-177-033, 14-34-177-023

Development Team

Please include address, phone, fax and e-mail

Developer: Mc Reynolds Construction 2616 Cherry St, Wonder Lake, 815-276-8367

Architect: Architects 127 5625 Chesapeake Dr., Mchenry 815-452-4125

Attorney: William Hellyer 444 N. IL. Route 31, Crystal Lake, 815-459-1700

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

KASHAN AHMAD



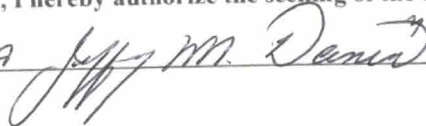
12/21/22

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.

JEFFREY M. DANCA



12-22-21

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.



**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Jeffrey M. Danca, Trustee of the Jeffrey M. Danca Trust dated May 9, 1988

Address: 4604 Oak Creek Road, Crystal Lake, IL 60012

Phone: 815 459 5671

E-mail: JMDCONS1@sbcglobal.net

Project Name & Description: Special use permit / adult use cannabis dispensary

Project Address/Location: 330 N. Route 31, Crystal Lake, IL 60012

Signature *Jeffrey M. Danca*

JEFFREY M. DANCA

December 14, 2021

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 12/28/21 10:15 by bbehr-sm

Acct #: 43955 Ad #: 1947387 Status: New

AHMAD, KASHAN & KHURSHID
5 BARTON CREEK CT.
LAKE IN THE HILLS IL 60156

Start: 12/29/2021 Stop: 12/29/2021
Times Ord: 1 Times Run: ***
CLEG 1.00 X 65.00 Words: 217
Total CLEG 65.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 102.60
Affidavits: 2
Ad Descrpt: SUP - DANCA
Descr Cont: 1947387
Given by: KASHAN AHMAD
P.O. #:
Created: bbehr 12/27/21 12:58
Last Changed: bbehr 12/28/21 10:15

Contact: KHURSHID AHMAD
Phone: (815)790-2678
Fax#:
Email: headdyglass@hotmail.com
Agency:

URL: _____

Source: _____ Section: _____ Page: ____
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____
Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___
Coupon: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 1942169

PUB ZONE EDT TP RUN DATES
NW CL 97 S 12/29
WEB CL 99 S 12/29
APNW CL 97 S 12/29

PAYMENTS:
-- 12/28/2021 102.60 MC *****9420 191055[435482508]

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 12/28/21 10:15 by bbehr-sm

Acct #: 43955

Ad #: 1947387

Status: New

PUBLIC NOTICE

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

IN THE MATTER OF THE
PETITION OF
330 N LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Kashan Ahmad representing 330 N LLC, on behalf of the owner, Jeffrey Danca for a Special Use Permit relating to the following described real estate commonly known as 330 N. Route 31, Crystal Lake, Illinois 60014, PINs: 14-34-177-023, 14-34-177-033.

This application is filed for the purposes of seeking a Special Use Permit to allow a Cannabis Dispensary pursuant to Article 2, Land Use and Article 9-200 Administration. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday January 19, 2022, 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 in the Northwest
Herald on December 29,
2021)1947387

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. **Green & Campbell, LLC** has expected to be the tenant and the licensee. G&C has been granted the right to receive a conditional license from the State to operate an adult use dispensary although, currently, the granting of this conditional license is prevented by a temporary restraining order by court order.

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 Green & Campbell, 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.

Green & Campbell 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. It currently has the following two members:

Darius Campbell is a 2-year veteran in the US Army who served as a Combat Engineer based out of Ft. Hood, Texas.

Michael O'Neill is an experienced operator and day-to-day management in dispensaries since 2015 in Illinois.

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 on 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 will 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.



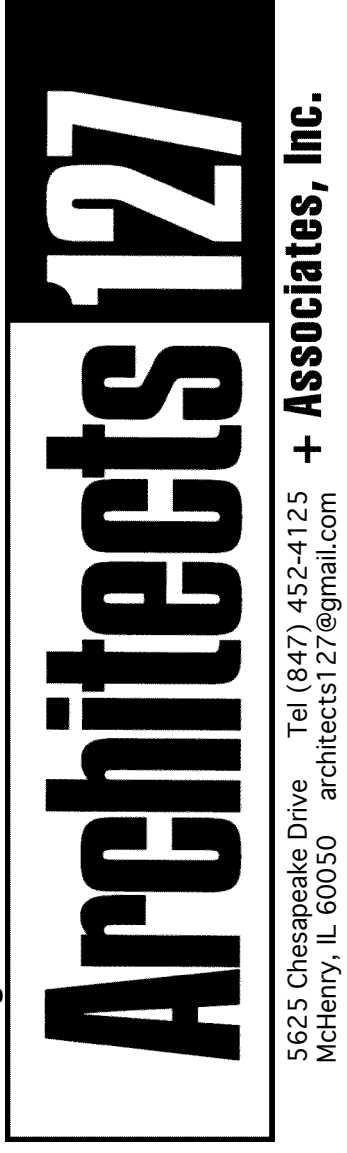
MAIN STREET (ROUTE 31)

PROJECT NO:	2114	REVISION:	DATE:	DESCRIPTION:
DATE:	17 DEC 21		17 DEC 21	PRELIMINARY
DRAWN:	JMF/LAF			
CONTENTS:	EXIST. SITE PLAN			

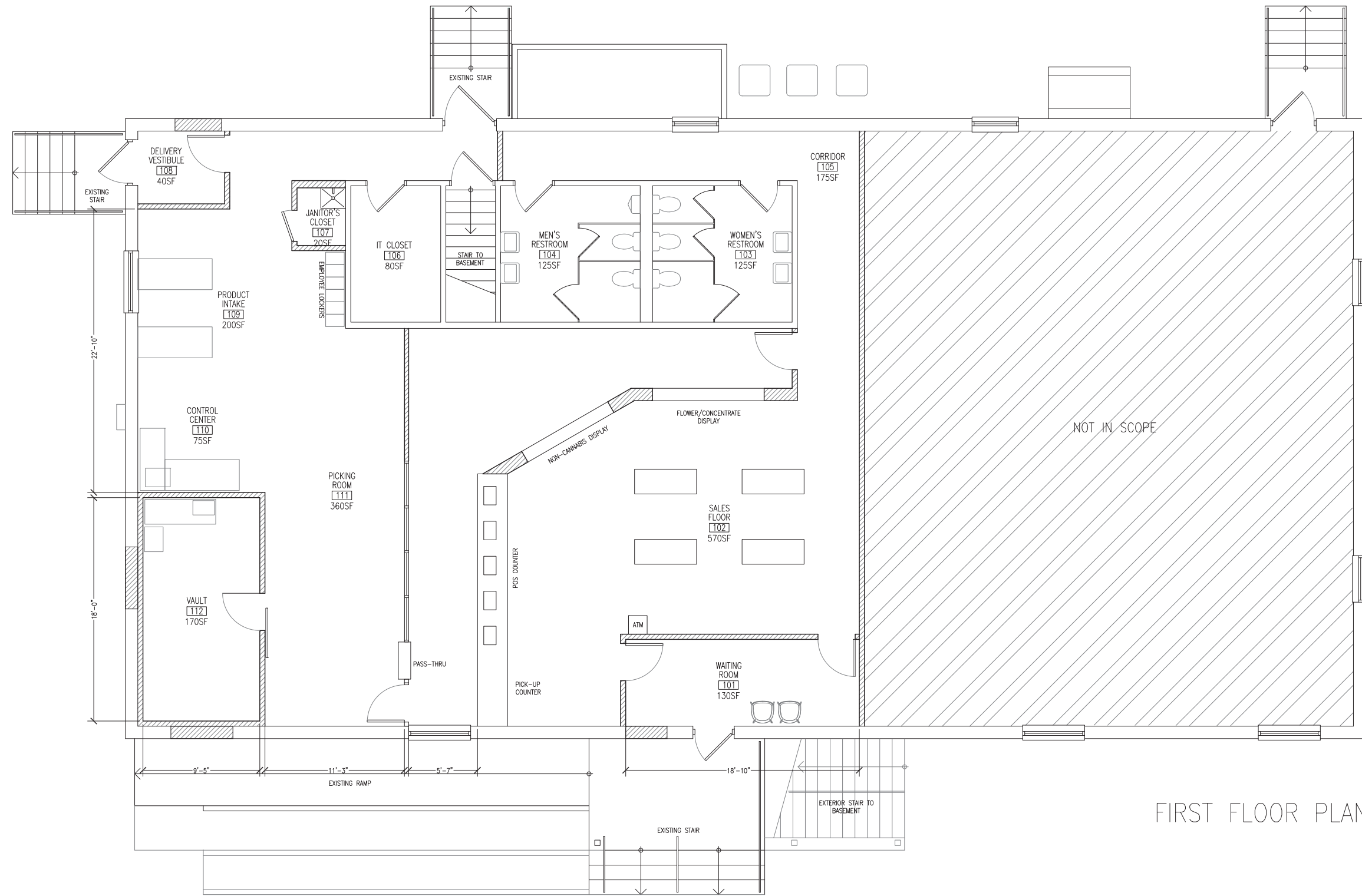
A1.1

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



5625 Chesapeake Drive - Tel (847) 452-4125
 Mchenry, IL 60050 architects127@gmail.com
+ Associates, Inc.



FIRST FLOOR PLAN

steep

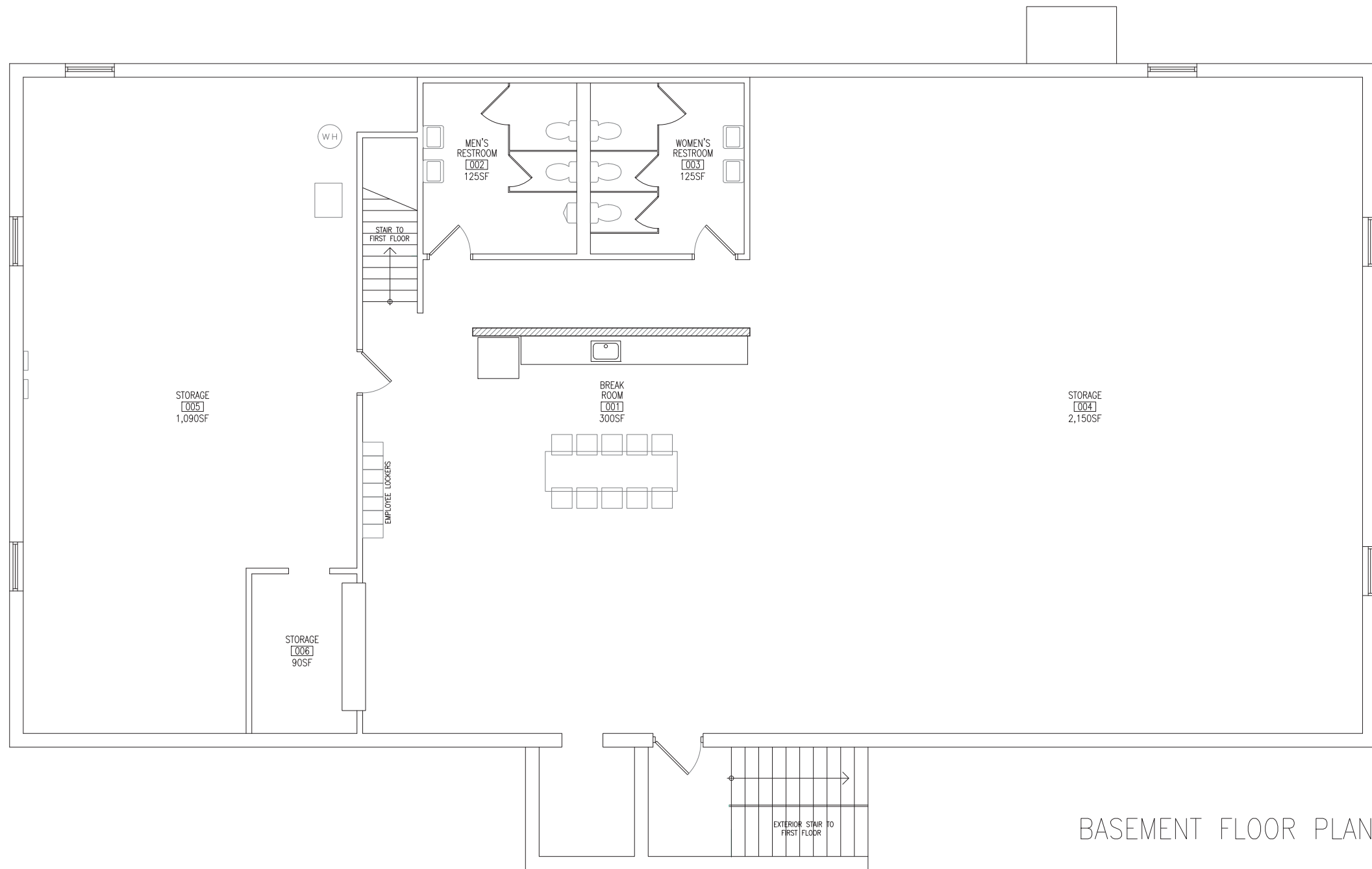
steep architecture studio

**330 north route 31
crystal lake, il
60014**

issue :
issue for zoning

date :
12/16/2021

first floor plan **N**
scale : 1/8" = 1'-0"



BASEMENT FLOOR PLAN

steep

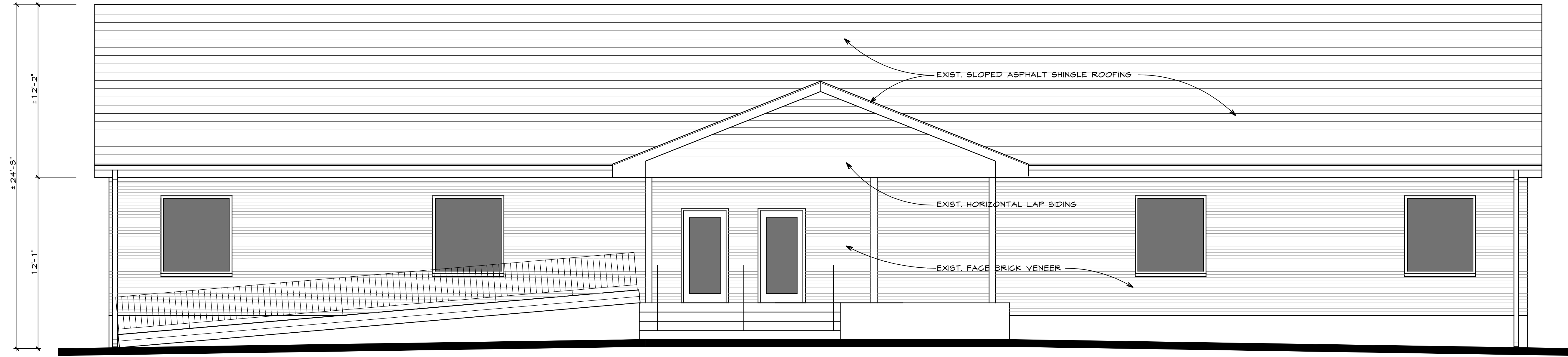
steep architecture studio

**330 north route 31
crystal lake, il
60014**

issue :
issue for zoning

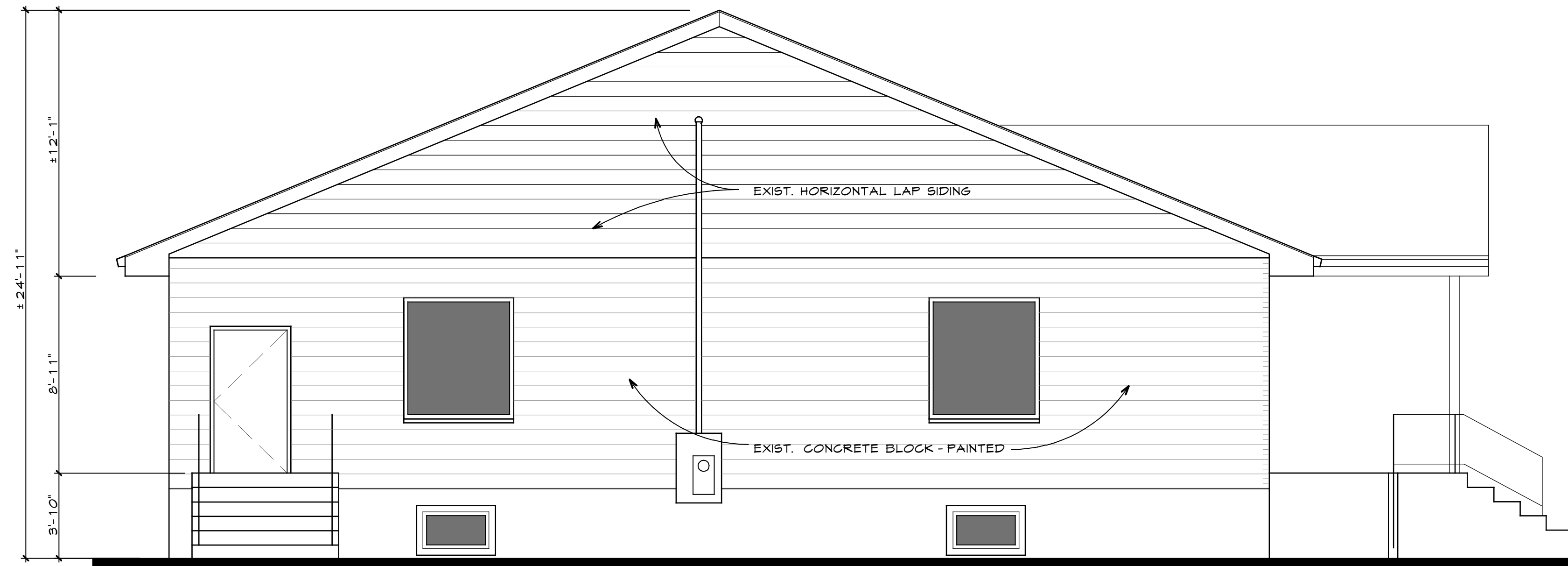
date :
12/16/2021

basement floor N
plan →
scale : 1/8" = 1'-0"

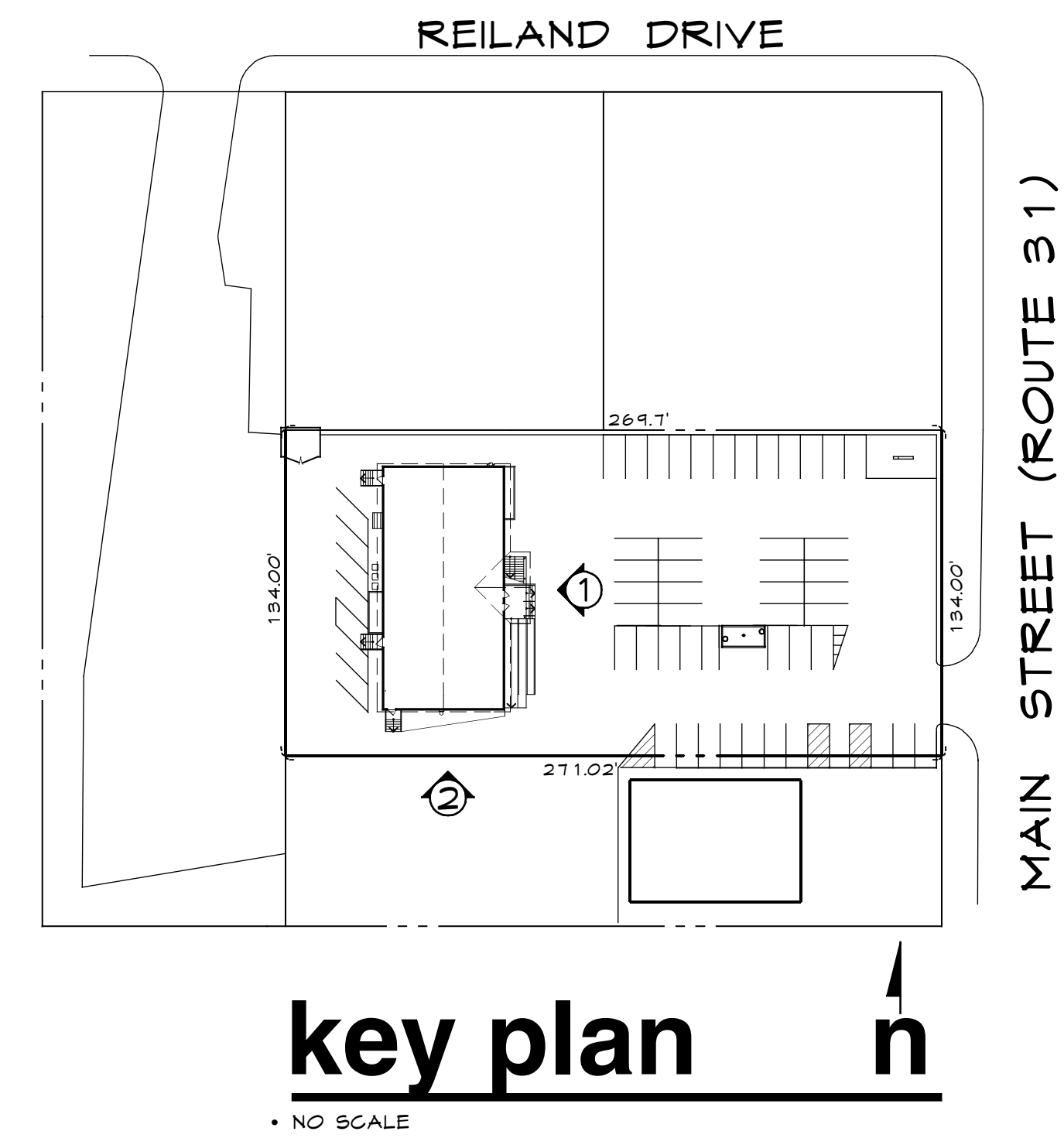


exist. elevations - east ① **1/4"=1'-0"**

• FRONT ELEVATION FACING STATE ROUTE 31



south ②



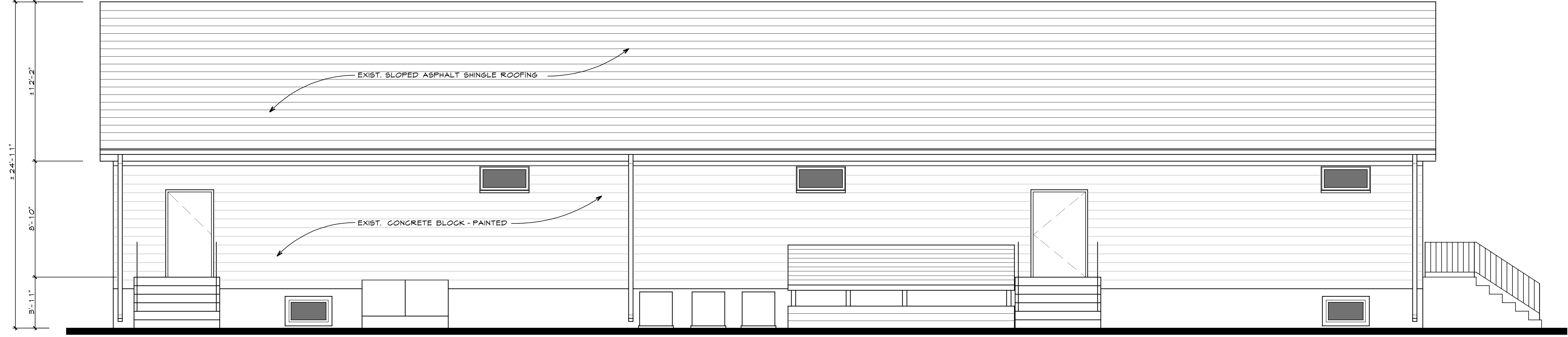
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EXISTING ONE-STORY MASONRY & PRECAST BUILDING
interior tenant finish for
SPEC MERCANTILE/OFFICE
CRYSTAL LAKE, ILLINOIS
330 NORTH ROUTE 31

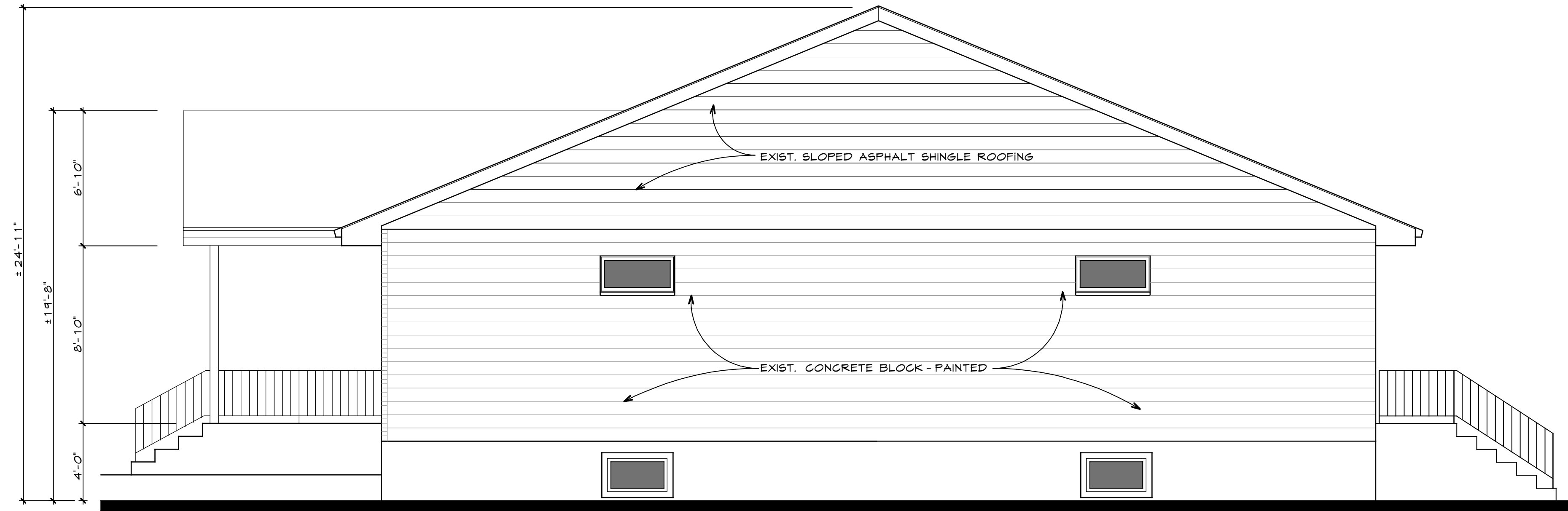
PROJECT NO:	21194	REVISION:	DATE:	DESCRIPTION:
DATE:	17 DEC 21	JMF/LAF	17 DEC 21	PRELIMINARY
DRAWN:				
CONTENTS:	EXIST. BUILDING ELEVATIONS - EAST & SOUTH			
	SITE KEY PLAN			

A2.1

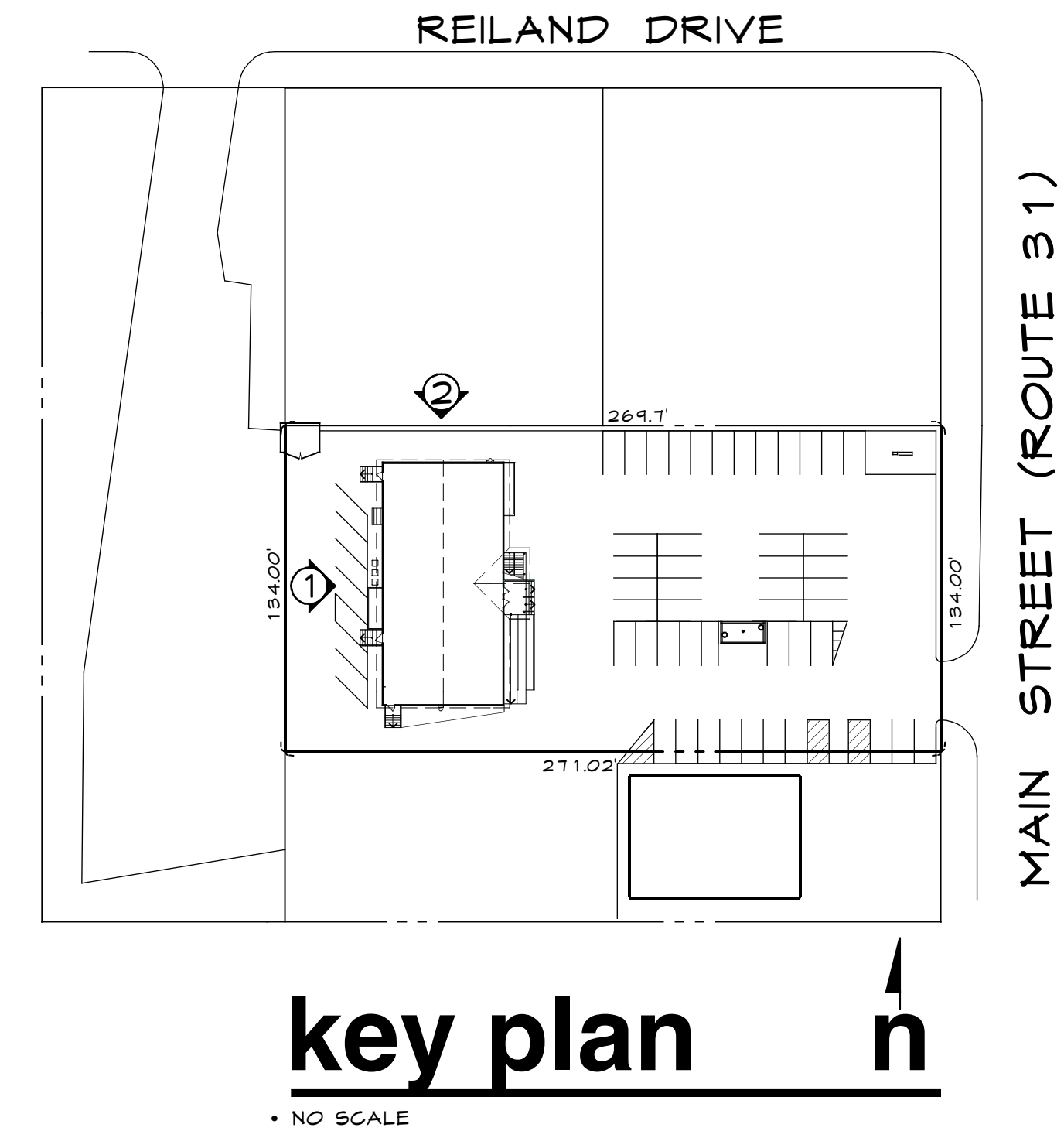


exist. elevations - west ① 1/4"=1'-0"

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



north ②



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

A2.2