

# VILLAGE OF LOMBARD

## PLAN COMMISSION

### — PETITION FOR PUBLIC HEARING —

- CONDITIONAL USE
- REZONING
- PLANNED DEVELOPMENT
- TEXT AMENDMENT
- VARIATION(S)
- COMP. PLAN AMENDMENT
- ANNEXATION
- SITE PLAN APPROVAL
- MINOR SUBDIVISION
- MAJOR SUBDIVISION

ADDRESS OF SUBJECT PROPERTY: 783 BUTTERFIELD RD. LOMBARD, IL

(\*Facilities Planning Area. INFORMATION REQUIRED ONLY FOR ANNEXATIONS.)

P.I.N. NO(S): 06.29.201.607; 06.29.462.629; 06.29.205.008 FPA\*: (N/A)

PETITIONER: 783 BUTTERFIELD ROAD, LLC PHONE NO.: (312) 819-4859

CONTACT NAME: Chris L. Fotopoulos PHONE NO.: \_\_\_\_\_

PETITIONER'S ADDRESS: 415 N. DEARBORN ST., 4th FL FAX NO.: (none)

CITY: CHICAGO STATE: IL ZIP CODE: 60654

PETITIONER'S EMAIL ADDRESS: chris@verano.holdings

RELATIONSHIP OF PETITIONER TO PROPERTY: TENANT

OWNER(S) OF PROPERTY: 777 BUTTERFIELD LLC PHONE NO.: 708.366.0550

OWNER'S ADDRESS: 418 CLINTON PLACE

CITY: RIVER FOREST STATE: IL ZIP CODE: 60705

EXISTING ZONING: B3 COMMUNITY SHOPPING DIST AREA OF PROPERTY (in acres): 1.87

EXISTING LAND USE(S): RETAIL SHOPPING CENTER

EXISTING SITE IMPROVEMENTS: PARKING LOT (PAVED)

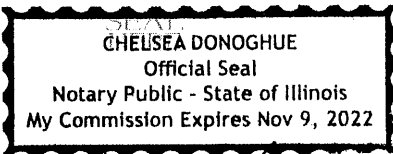
DESCRIPTION OF REQUEST (attach additional pages as needed): conditional Use Permit requested for cannabis dispensary at 783 Butterfield Rd.

**THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:**  
**783 BUTTERFIELD ROAD, LLC**

By: Chris L. Fotopoulos MANAGER 777 BUTTERFIELD LLC, MANAGER  
(name of petitioner (printed)) (petitioner's title) (name of owner (printed)) (owner's title)

[Signature] 6/26/2020 [Signature] 18 JUN 2020  
(signature of petitioner) (date) (signature of owner) (date)

SUBSCRIBED AND SWORN TO before me this 26<sup>th</sup> day of June, 2020. SUBSCRIBED AND SWORN TO before me this 18 day of June, 2020.



[Signature]  
(Notary Public)

[Signature]  
(Notary Public)

# PLAN COMMISSION SUBMITTAL REQUIREMENTS

FOR PETITION FOR PUBLIC HEARING

The following documentation must be completed and submitted with the filing:

(Submittal Requirements may vary; please verify with Community Development staff prior to submittal.)

- Completed Petition for Public Hearing, signed and notarized and including all information in detail. Attachment of additional narrative information as needed.
- Fifteen (15) copies of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- Fifteen (15) copies of a *SITE PLAN*, drawn to scale, showing all existing and proposed improvements and structures with exact dimensions and setbacks.
- Fifteen (15) copies of a *LANDSCAPE PLAN* (for non-single-family residential only). The landscape plan shall be drawn to scale and shall include the location, size, quantity, and name (both botanical and common) of all existing and proposed landscape materials and features such as trees, shrubbery, and ground cover; including an indication of existing materials to be preserved and one foot contours of all proposed berming.
- Fifteen (15) copies of a Preliminary Plat of Subdivision certified by a land surveyor registered with the State of Illinois, drawn to an engineer's scale of one inch equals fifty feet (1" = 50') or larger, and including:
  - a. the name of the proposed subdivision
  - b. a legal description of the property being subdivided
  - c. the date of preparation and of all subsequent revisions
  - d. scale, north arrow, and name and address of person preparing the plat
  - e. boundary lines, dimensions to the nearest hundredth of a foot, lot numbers, and lot areas
  - f. the name, location, and width of all existing and proposed rights-of-way, easements, and common areas, as well as any other dedications within and/or adjacent to the subdivision
  - g. all required easement language
  - h. the location and dimensions of all required building setbacks
  - i. the applicable parcel numbers (P.I.N.s) of all properties to be subdivided
  - j. all required signature and dedication blocks
- One (1) 8.5" x 11" reduced copy of the site plan, landscape plan, and plat of subdivision (those which are applicable).
- Response to the applicable *STANDARDS*. This response must be in writing and must specify in detail why each of the standards is true or being met.
- Copy of completed Kane-DuPage Soil and Water Conservation District Land-Use Opinion Application (original to be submitted to SWCD office).
- Copy of the notification of the state of Illinois, Department of Conservation, regarding the Endangered Species Protection Act (original to be submitted to the DOC office).
- Additional documentation, plans, or surveys as requested by the Department of Community Development.
- Digital copies of all required submittal documents. All files to be submitted in pdf format via email or USB drive.
- Applicable fees – Consult fee schedule. (Fees must be paid no less than 14 days prior to the scheduled public hearing date.)

PLANS **WILL NOT BE ACCEPTED** UNLESS THEY ARE DRAWN TO A STANDARD ENGINEER'S SCALE AND FOLDED NOT TO EXCEED 8.5" X 14' IN AREA; FAILURE TO PROVIDE ALL OF THE ABOVE INFORMATION MAY RESULT IN UNNECESSARY DELAYS.



## Zen Leaf Lombard Presentation 7/20/20

### Table of Contents

1. Plan Commission Presentation
2. Response to Standards
3. Executive Summary
4. Qualifying Statement
5. Survey
6. 783 Butterfield Plans





Zen Leaf Lombard Presentation 7/20/20

A large, stylized graphic of a leaf, composed of multiple concentric, overlapping outlines in shades of green and yellow, centered on the page.

# Plan Commission Presentation



# APPLICATION FOR CONDITIONAL USE

## Zen Leaf - Lombard

Village of Lombard, Illinois



# FIVE PILLARS OF ZEN LEAF



## COMPLIANCE

Zen Leaf is committed to **COMPLIANCE** with all State and Local licensing, laws, rules and regulations.



## SECURITY

Zen Leaf proudly partners with Silver Star Protection; industry leaders in **SECURITY** and **PROTECTION** for cannabis-related businesses and facilities.



## CUSTOMER SERVICE

Zen Leaf stores provide a high-end, luxury, retail experience. **CUSTOMER SERVICE** and **COMFORT** is our top priority.



## EDUCATION

Zen Leaf understands that cannabis is a new industry in Illinois. We offer **EDUCATION** and **OUTREACH** opportunities on the health benefits and responsible use of our products.



## COMMUNITY

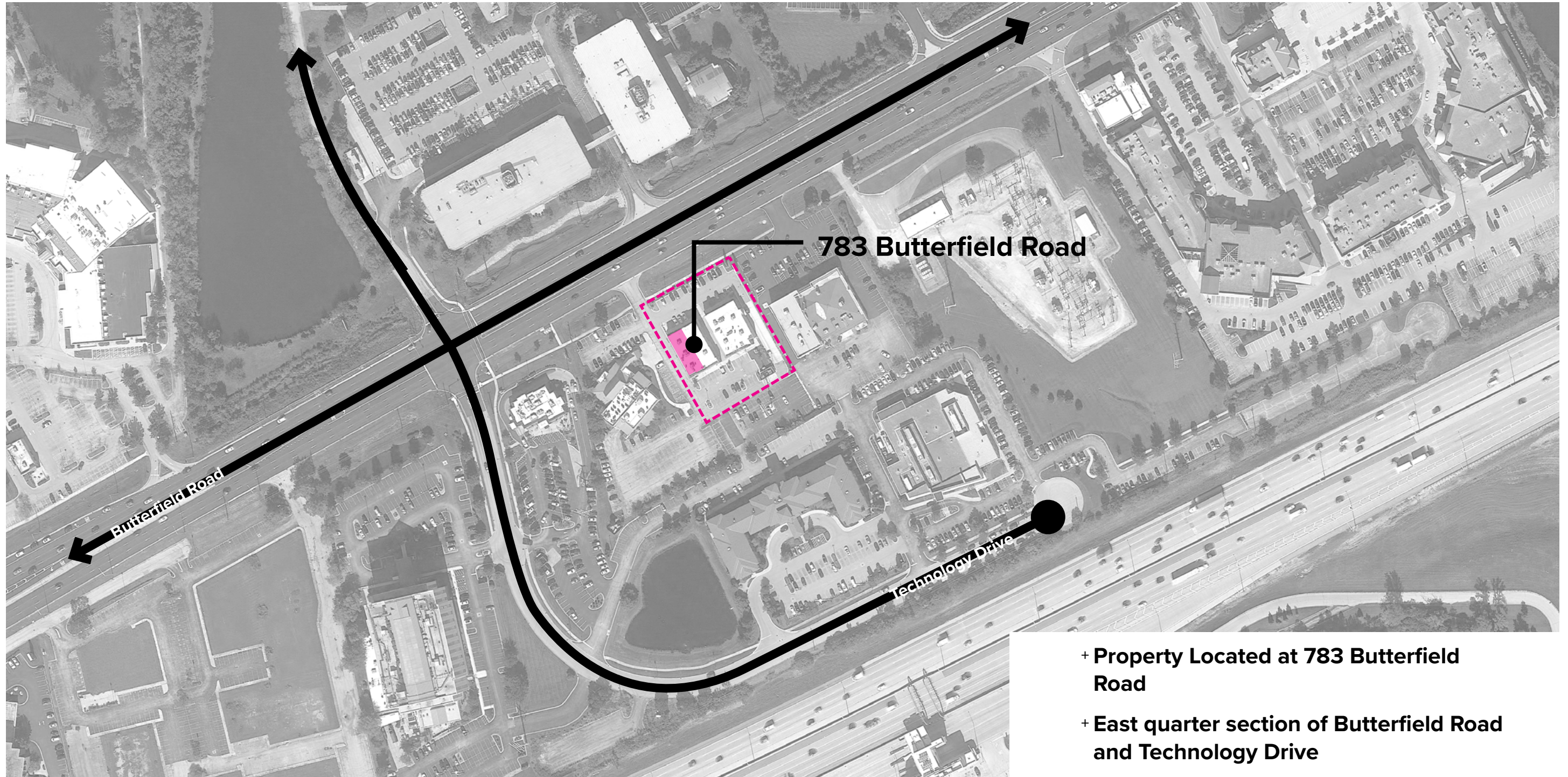
Zen Leaf looks forward to being good stewards of the **COMMUNITY**. We are involved in our local Chamber of Commerce and you will see us involved at local events.





## REQUEST FOR SPECIAL USE

The Applicant requests a conditional use to operate a Recreational Cannabis Dispensing Facility at 783 Butterfield Road in the B3 - Community Shopping District based on the Standards for Conditional Use presented below.



**783 Butterfield Road**

- + **Property Located at 783 Butterfield Road**
- + **East quarter section of Butterfield Road and Technology Drive**

## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)



1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
  - » City has adopted standards for conditional use to ensure public health, safety, morals, comfort, and general welfare.
  - » Zen Leaf either meets or exceeds those standards for its conditional use.
  - » State of IL has the most stringent licensing requirements for cannabis businesses.
  - » Zen Leaf has a demonstrated history of operating similar facilities with the highest degree of responsibility.
  - » Police and Fire in locations where Zen Leaf is currently in operation have confirmed it's facilities have had minimal impact on emergency services.
  - » Proposed conditional use is anticipated to generate approximately \$720,000 in sales tax revenue which could be allocated to capital improvements which promote public safety or social programs for general health and well-being.
  - » The conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)



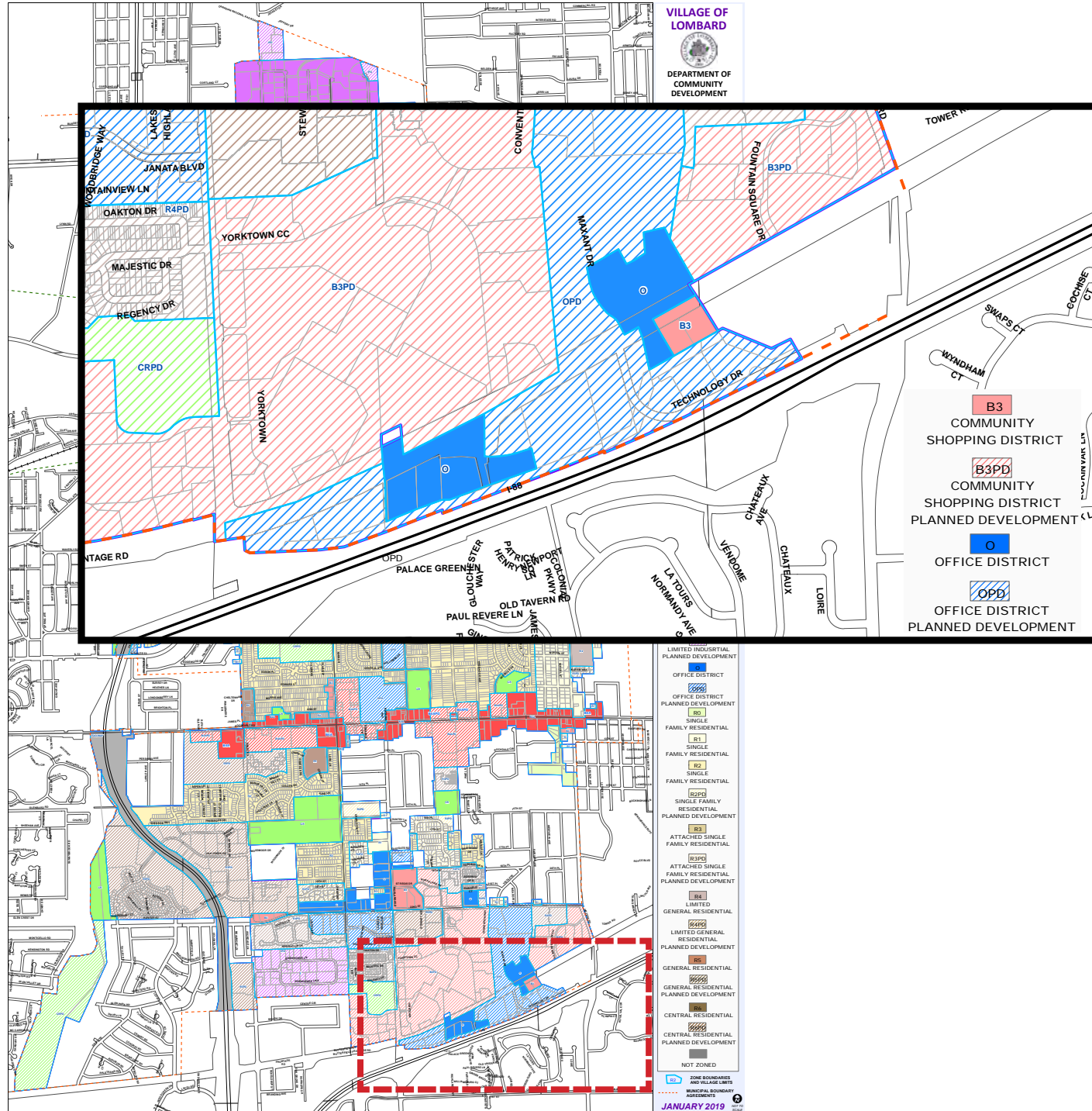
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.

- » Property is zoned B3 (Community Shopping District) designed to provide a wider range of uses and structures for both daily and occasional shopping and is generally located along regional or major arterial roadways.
- » Recreational Cannabis Dispensing Facility operates as a comparable retail use, in all material respects, to numerous similar, allowable uses in the B1, B2, and B3 districts.
- » Product lends itself to both daily and occasional shoppers and proposed site is located along the Village's most prominent retail corridor.
- » Proposed conditional use will comply with all zoning and use standards.
- » Strict enforcement banning on-site consumption.
- » The proposed conditional use will not use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the neighborhood in which it is located.

Land Uses - Village of Lombard

ID		Current Use	
A	Community Commercial	N	Community Commercial
B	Community Commercial	O	Regional Commercial
C	Community Commercial	P	Hotel & Convention
D	Hotel	Q	Office
E	Community Commercial	R	Office
F	Restaurant	S	Office
G	Restaurant	T	Hotel
H	Restaurant	U	Vacant
I	Multi-Family Residential	V	Hotel
J	Open Space	W	Restaurant
K	Office	X	Restaurant
L	Entertainment	Y	Hotel
M	Restaurant	Z	Office



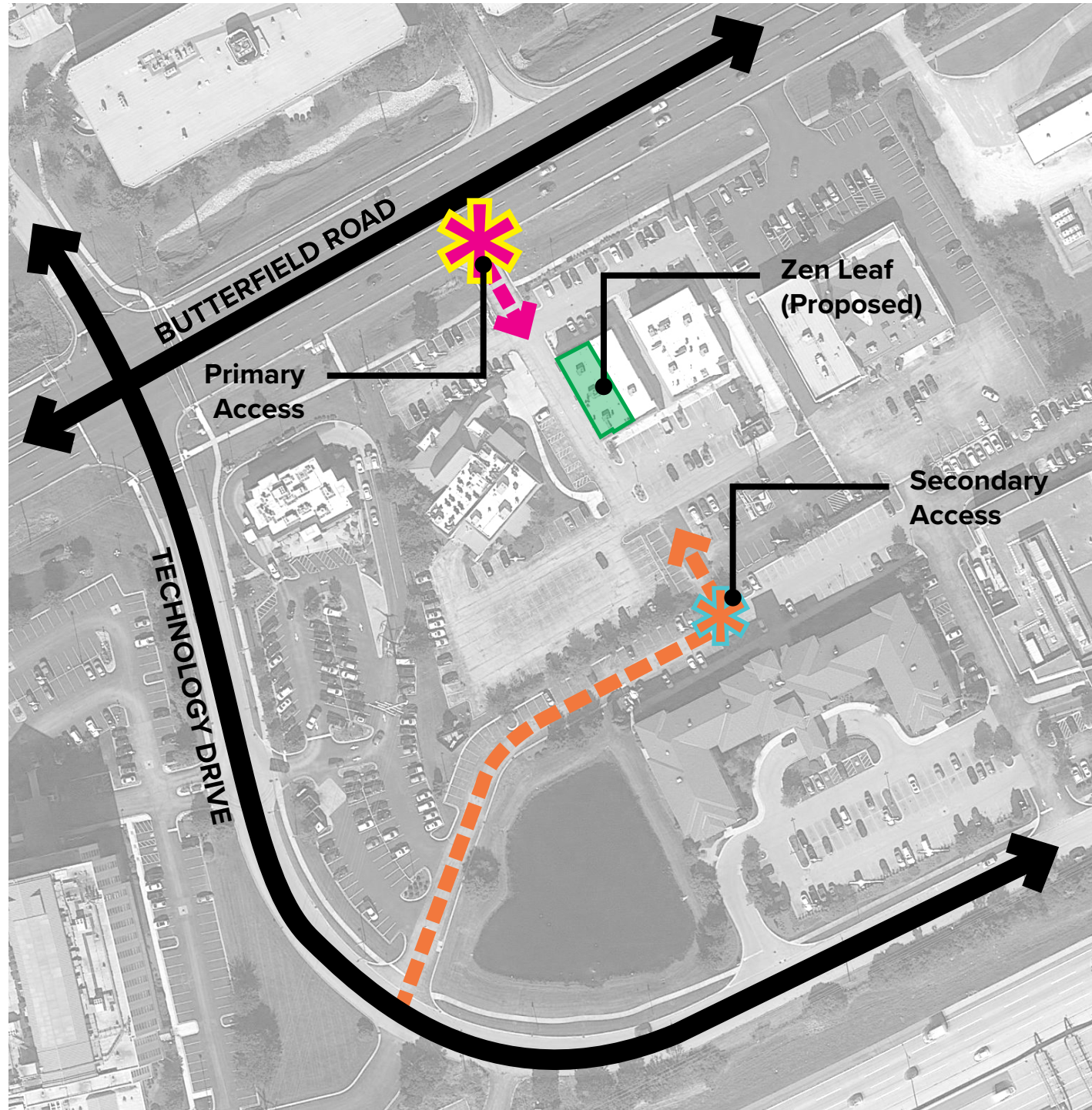


## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- » Site is already improved and can accommodate the proposed conditional use with no additional exterior improvements.
- » Surrounding properties are zoned B3 (Community Shopping District), B3PD (Community Shopping District Planned Development), O (Office District), O (Office District Planned Development).
- » Recreational Cannabis Dispensing Facility is permitted by right in the Office District.
- » Planned development districts allow for a comparable mix of uses with additional approvals by the Village.
- » The proposed use is permitted by right or as a conditional use in all surrounding contiguous zoning districts.
- » Approval of the conditional use will not impeded the normal and orderly development and improvement of surrounding property for uses permitted in the district.



## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

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

» Adequate utilities are provided.

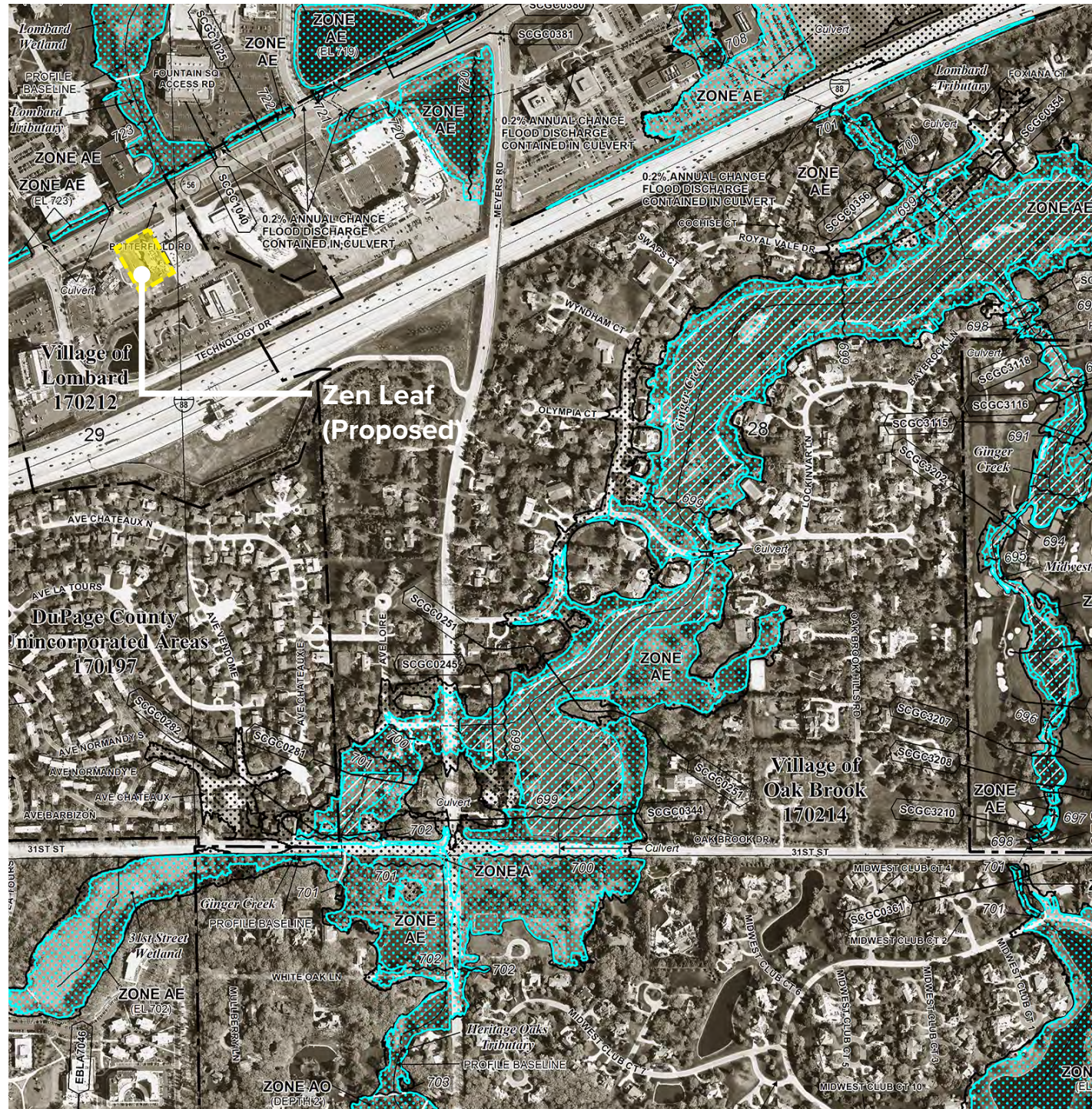
- City water and sanitary sewer are available in the area.
  - + It is assumed that the existing system has the capacity as the lot was previously developed.

» Existing access roads can accommodate the development.

- Primary access via a shared driveway off of Butterfield Road.
- Secondary access via a driveway off of Technology Drive.

» The site provides adequate access to all utility providers and first responders.

- Parking lot drive aisles and drive-thru provide a full circulation loop around the building for first responders.



## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

- » There are no known drainage issues at the site.
  - There will be no changes to existing grades or increase in impervious surfaces which would result in a negative effect on storm water and drainage.
  - There is no known flood plain located on the property.
- » Adequate parking facilities have been provided.
  - 97 existing shared parking spaces on-site.
  - Parking Standards require 4 spaces per 1,000 sq. ft. of GFA
  - Building is approximately 3,200 sq. ft. (GFA)
  - Proposed conditional use requires 13 parking spaces.

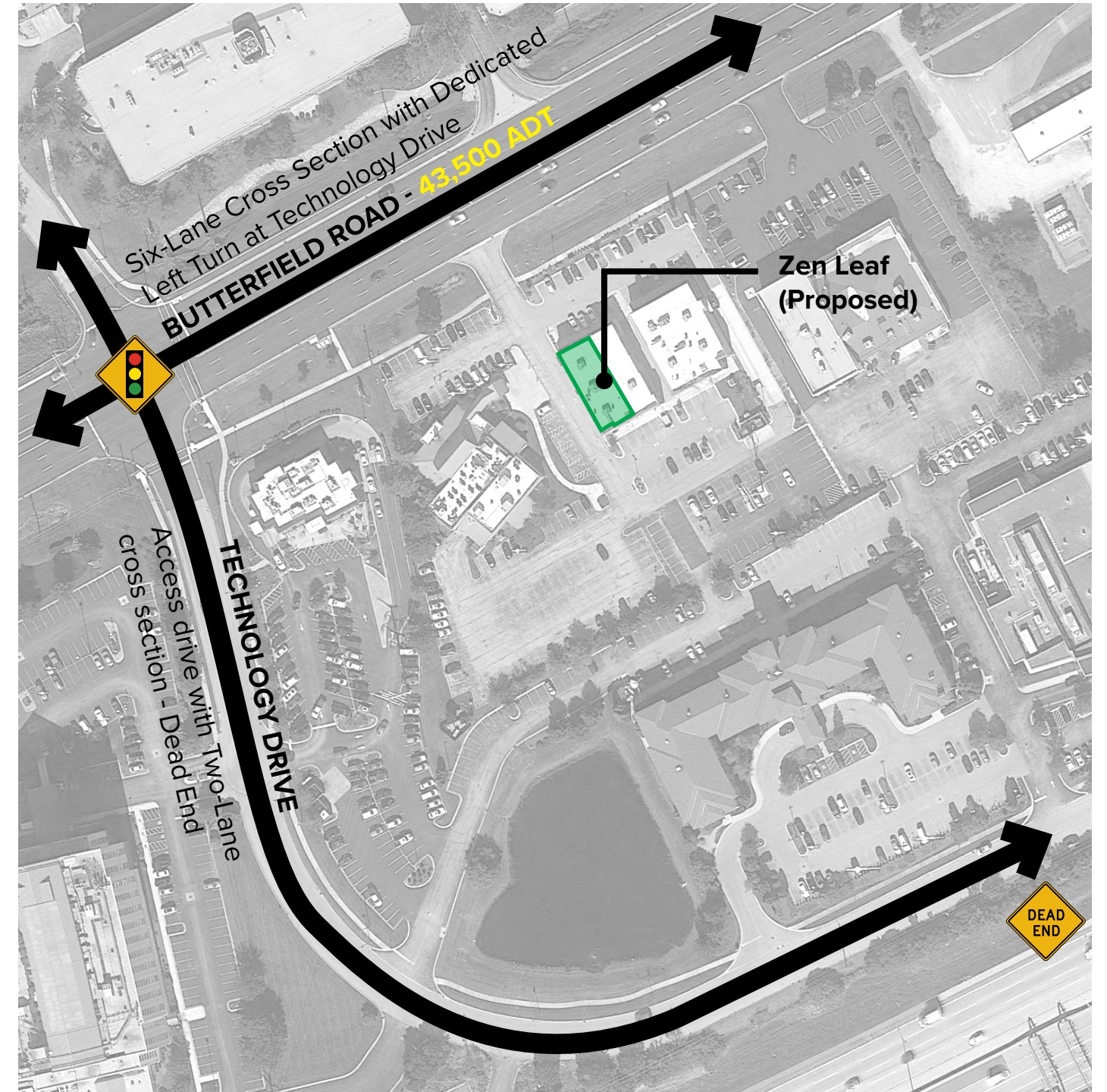
# STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

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

Ingress and egress is designed to minimize traffic congestion in the public streets.

- Butterfield Road has a six-lane cross section with dedicated left turn lane west-bound at Technology Drive.
  - Technology Drive is a dead-end access drive with a two-lane cross section.
- » The proposed development is expected to have minimal impact on local traffic congestion.



2. Provide housing to meet the needs of a maturing and diverse population.
3. Encourage new development and infill development which is complementary with the scale and character of surrounding residential uses.
4. Working with property owners and developers, seek a variety of housing types meeting the lifestyles, needs and growth of the community, while ensuring neighborhood stability.

**Vision 3:** Lombard will create and maintain viable commercial districts throughout the Village.

**Guiding Principles**

**Identifying Commercial Niches** - Encourage a compatible and market supportable system of commercial development that is organized to provide various goods and services within the community and the greater region which Lombard serves.

**Key Corridor Development** - Effectively promote the major retail corridors as well as the smaller, neighborhood-oriented shopping centers throughout the Village.

**Retail Excellence** - Encourage aesthetically pleasing and functionally well-designed retail and commercial shopping area environments.

**Actions**

1. Designate and facilitate a Village-wide system of commercial development providing for neighborhood, community and regional commercial areas.
2. Seek a quantity and mix of commercial and retail development which meets the needs of the Village.
3. Ensure that commercial and retail development is compatible with neighboring land use areas.

**Working Toward a Better Future for Lombard**



The Shops on Butterfield, completed in 2007, added a new, outdoor lifestyle center component to Yorktown Center. This addition, which added more than 200,000 sq. ft. of retail, dining, and entertainment options, replaced a long-underutilized anchor tenant space.

# STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

» Vision 3: Lombard will create and maintain viable commercial districts throughout the Village

- Guiding Principle: Identifying Commercial Niches
  - + The proposed use is comparable to the surrounding uses and provides unique goods and services to Lombard and the greater region.
- Guiding Principle: Key Corridor Development
  - + The 2014 Plan states “Butterfield Road is the Village’s most prominent retail destination.”
- Action 2: Seek a quantity and mix of commercial and retail development which meets the needs of the Village.
  - + Proposed conditional use will provide new goods and services to Village residents as allowed due in whole to a newly adopted State Act.
- Action 3: Ensure that commercial and retail development is compatible with neighboring land uses.
  - + Proposed conditional use is comparable in all material respects to surrounding retailers and will comply with all local development standards for similar retail uses.

**Vision 7: Lombard and strong economic base**

**Guiding Principles**

**Maintain a Business-Friendly Community** - expand and attract commercial businesses.

**Economic Stimulation** - Promote economic development and build a strong economic base.

**Invaluable Employment Base** - maintain a strong employment community which enhances the quality of living, builds upon the presence of existing employment areas and maximizes existing and planned infrastructure.

**Actions**

1. Effectively market to consumers and businesses.
2. Communicate frequently with existing businesses to keep them informed and kept up to date on information and provide correspondence, as needed.
3. Explore all available options to avoid significant impact on TIF agreements that are in place.
4. Work proactively to address Lombard's willingness to approve processes.
5. Work with the local business community to explore friendly options.
6. Identify key development areas most to the Lombard community.

**Commercial Land Use**

**Recommended Actions**

*General*

- *Designate and facilitate a Village-wide system of commercial development providing for neighborhood, community and regional commercial areas.*
- *Seek a quantity and mix of commercial and retail development which meets the needs of the Village.*
- *Ensure that commercial and retail development is compatible with neighboring land use areas.*
- *Encourage the design of new commercial development that facilitates a system of pedestrian access.*
- *Ensure that new development and redevelopment of private properties is in scale with and designed to be complementary to existing development.*
- *Encourage quality site development and amenities in commercial areas.*
- *Encourage coordinated and shared vehicle access wherever possible.*
- *Maintain a program that reasonably and uniformly regulates signage while providing for the identification of Village businesses.*
- *Recognize emerging changes in the nature of retail commercial land uses and explore options to incorporate uses that can strengthen the long-term viability of existing centers.*

*Downtown Lombard*

- *Expand the range of activities in Downtown Lombard which extends activities into the evening hours.*
- *Promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal and transportation related uses in Downtown Lombard.*
- *Ensure a compatible pattern of future land uses within transition areas between Downtown and adjoining land use areas.*
- *Continue with the implementation of the Lombard's Downtown Revitalization Project Guidebook.*

# STANDARDS FOR CONDITIONAL USE

## Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

» Vision 7: Lombard will continue to develop a diverse, prosperous, and strong economic base.

• Guiding Principle: Economic Stimulation

- + Use was recently established due to adoption of the State of Illinois Cannabis Regulation and Tax Act.
- + Proposed conditional use will generate an estimated \$720,000 in annual sales tax revenue with approximately 30-40 (combination full and part-time jobs).

» Commercial Land Use Recommended Actions

- Ensure that commercial and retail development is compatible with neighboring areas.
- Recognize emerging changes in the nature of retail commercial land uses and explore options to incorporate uses that can strengthen the long-term viability of existing centers.

**Economic Development**

**Recommended Actions**

- *Effectively market the*
- *Communicate frequent informed and kept up-t the Village website, em where appropriate.*
- *Explore all available in significant impact on t agreements that prese*
- *Work proactively to ide Lombard’s willingness i processes.*
- *Work with the local bu options.*
- *Identify key developme to the Lombard econon*
- *Continue to work close development partners.*

**Background**

In 2011, the Village Board adopt and action plan. The intent of th programs to enable the Village c building upon the Village’s econ of these activities will increase e businesses, improve the quality promote and develop the Down and work.

**Goals**

The plan includes the following:

1. Retain, expand and attra
2. Promote general econon

**Area 11: Butterfield Road**

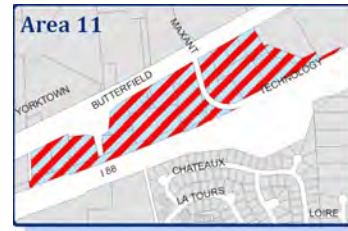
**Background:** This area is located on the south side of Butterfield, north of I-88, and contains a mix of office, retail and restaurant uses.

**Current Zoning:** O & OPD- Office and B3 – Community Shopping Center District

**Current land Use:** Office, commercial & vacant land

**1998 Plan Recommendation:** Office

**Recommended Action:** Reclassify the subject property to a future land use designation of mixed Commercial and Office. This new classification could accommodate additional uses, such as professional offices, as well as commercial, as part of a large scale redevelopment. It will also complement the existing uses along the corridor.



# STANDARDS FOR CONDITIONAL USE

## Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

- » Economic Development Recommended Actions – 2011 Village Wide Economic Development Strategy and Action Plan
  - Goal 3: Increase municipal revenue sources and identify incentives for specific development opportunities.
    - + Proposed conditional use will generate an estimated \$720,000 in annual sales tax revenue.
  - Goal 4: Encourage redevelopment along key corridors.
    - + Butterfield Road was identified by the 2014 Comprehensive Plan as “the Village’s most prominent retail destination.”
- » 1998 Comprehensive Plan: Areas of Concern
  - Area 11: Butterfield Road – This area is located on the south side of Butterfield Road, north of I-88, and contains a mix of office, retail, and restaurant uses.
    - + Proposed conditional use aligns with the plan’s call to reclassify the area for a mix of commercial and office land uses as part of a large scale redevelopment to “complement the existing uses along the corridor.”









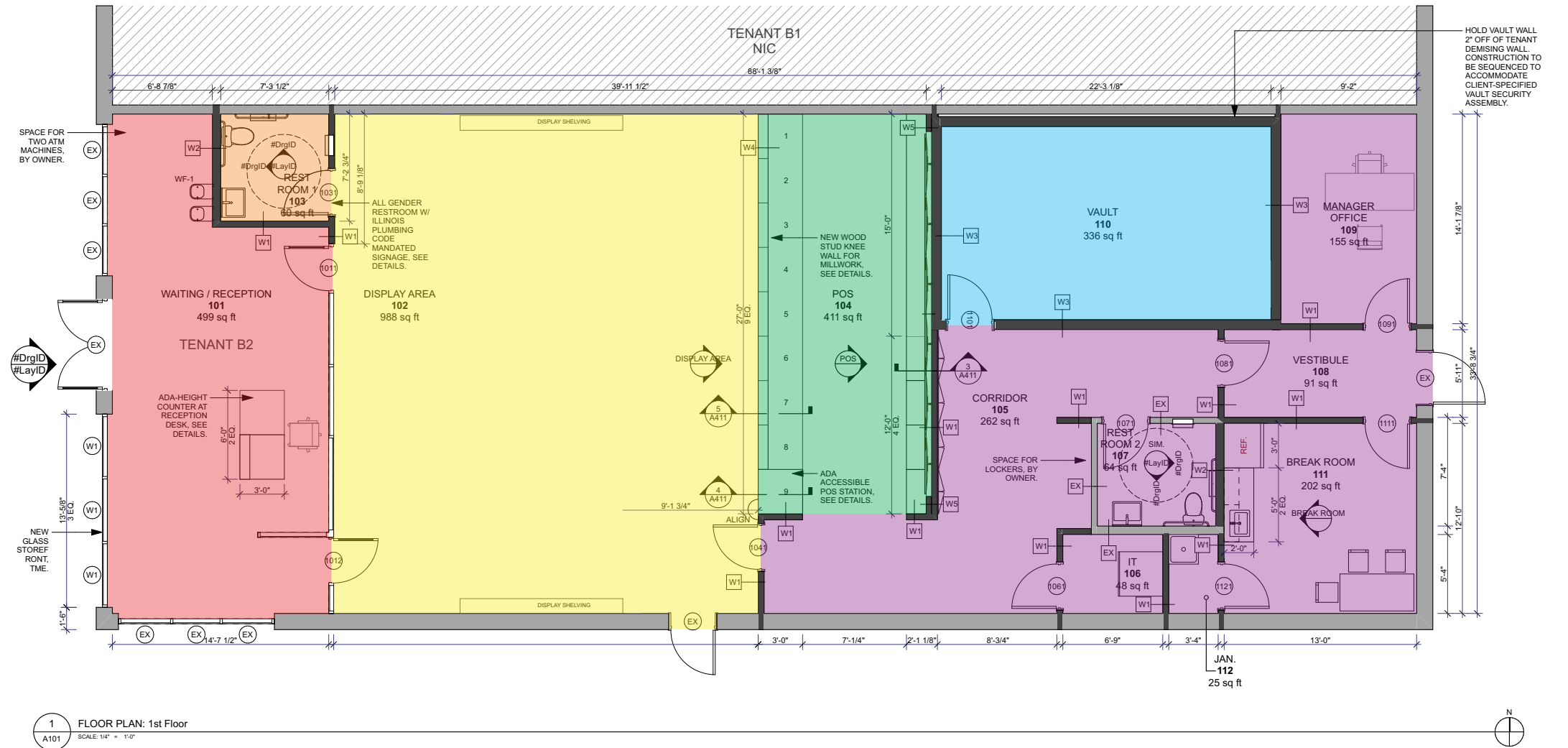
## STANDARDS FOR CONDITIONAL USE

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance be modified pursuant to the recommendations of the Plan Commission.
  - » The proposed conditional use to allow Recreational Cannabis Dispensing Facility at 783 Butterfield Road meets or exceeds all applicable provisions of this Title.

# FLOOR PLAN

ID	Use
	Waiting / Reception
	Restroom
	Display Area
	Point of Service
	Vault
	Building Support Spaces including: Manager's Office, Restrooms, Break Rooms, Storage, etc.



## DEPARTMENT RECOMMENDATIONS

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### » **Police Department**

- “It is reasonable to assume that the legalization of cannabis can increase demand for police services as well as the number of drug impaired drivers on our roadways. However, this will likely occur whether or not the Village of Lombard allows a RCD (Recreational Cannabis Dispensary) or not.” - Chief Newton

### » **Finance Department**

- “It is likely that a Recreational Cannabis Dispensing Facility would generate from \$400,000 to \$1.5 million in annual revenue.”
- Zen Leaf estimates \$720,000 in revenue.

### » **Community Development Department**

- In a memo dated July 8, the Community Development Department outlined the planning and zoning policy issues that required further discussion including:
  - + Update to relevant definitions of the zoning ordinance;
  - + Review of the zoning map to determine appropriate zoning districts;
  - + Determine whether the use should be a permitted or conditional uses;
  - + Determine required revisions to other “smoking establishments”;  
and,
  - + Municipal Outreach.





## LOCAL IMPACT

- » Job Creation:
  - 30-40 full/part time positions
  - \$30,000 to \$65,000 annual salary, hired locally.
- » Tax Revenue Estimates:
  - Estimated recreational cannabis dispensary annual revenues = \$24,000,000.00
  - Estimated \$720,000 in revenue to the Village of Lombard.
- » Good stewards and active members in the community and chamber of commerce



## SECURITY PROGRAM

» All cannabis dispensaries in Illinois must implement certain specific security measures, as provided by state law. Security is a paramount concern for Zen Leaf. As such, Applicant has developed a security and operational protocol that **exceeds** the statutory requirements. Zen Leaf has retained a third party security company, Silver Star Protection, which will provide on site security during all hours of operation; as well as assist Zen Leaf with managing all security and compliance requirements and best practices.



## SECURITY PROGRAM

» **Comprehensive Surveillance & Alarm Systems.** Applicant will install and maintain a comprehensive 24/7 camera surveillance system, covering both the interior and exterior of the Dispensary, along with a silent alarm system with motion detectors, glass break switches, and panic alarms. Camera Surveillance system will be maintain 90 day cloud backup in compliance with State Law.

» **Customer Flow Protocol.** Upon entering the Dispensary through the Building's main entrance, patients and purchasers will be greeted by a reception desk and attendant specialist, who will verify proper credentials in alliance with Illinois State law for qualified purchasers.



## SECURITY PROGRAM

- » **Point of Sale & Inventory Management.** The facility will maintain an industry standard bolted, locked vault room for all cannabis inventory. No cannabis is present within sales cases on the display floor (the product boxes displayed within the cases are empty). The Dispensary will also maintain a statutorily required secure inventory management and point of sale system, which allows Applicant to track all cannabis products from seed to sale. Upon dispensing cannabis to a purchaser, Applicant records sales data including which specific product was dispensed.
- » **Professional Staff.** All Dispensary staff wear photo identification badges and are trained to immediately notify local law enforcement if they observe suspicious activity and/or emergency events with the assistance of 3rd party security staff. All staff needs to complete a state and federal background check. Staff is also trained on how to assist purchasers and handle emergency events, such as active shooter, robbery, and medical emergencies.



## SUMMARY

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### Zen Leaf is interested in opening an Adult-Use Cannabis Dispensary in Lombard

- » Estimated recreational cannabis dispensary annualized revenues = \$24,000,000
- » Not seeking to open a consumption lounge.
- » Minimal to no expected negative impact on the Village of Lombard.
- » The Proposed Location: 783 Butterfield Road.
  - Subject to Village's zoning and conditional use regulations;
  - Easily convertible to a dispensary use; and
  - Readily securable
- » Proposed Hours of Operation
  - Monday - Saturday: 8am to 10pm
  - Sunday: 10am to 7pm



# Response to Standards

## STANDARDS FOR CONDITIONAL USES

Village of Lombard Zoning Ordinance Section 155.103 (F)(8)

The detailed responses below have been provided for conditional use in the Lombard Zoning Ordinance

No conditional use shall be recommended by the Plan Commission unless it finds:

**1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Approval of a conditional use to establish, maintain, and operate a Recreational Cannabis Dispensing Facility at 783 Butterfield Road will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the Village of Lombard.

The Village (hereinafter defined) has voted to allow Recreational Cannabis Dispensing Facilities in the Village of Lombard (the "Village") as either a permitted or conditional use, depending on its location. Therefore, sale of adult-use cannabis is allowed at 783 Butterfield Road which is zoned B3 (Community Shopping District), as a conditional use. The Village has adopted standards for conditional uses for cannabis dispensing facilities operated in strict compliance with State law. The proposed Recreational Cannabis Dispensing Facility at 783 Butterfield Road satisfies the use standards adopted by the Village for the intended use. Moreover, the State of Illinois has adopted some of the most stringent licensing requirements in the United States. The use standards combined with the licensing requirements of the State, were designed to ensure public health, safety, comfort, and general welfare. The conditional use, which requires the facility to be operated in strict compliance with State Law will uphold these exacting standards.

Zen Leaf has demonstrated a high-degree of responsibility in operating adult-use dispensaries by hiring qualified personnel and providing training to all managers and employees to ensure this high standard of operation. Zen Leaf has and will continue to comply with all State and local laws and will strictly enforce all rules banning on-site consumption. Local officials in locations where Zen Leaf is currently in operation have confirmed minimal impact of Zen Leaf's cannabis dispensaries on police operations which allow police to continue to focus existing resources on serving the public and protecting the health, safety, comfort, and general welfare.

Furthermore, Zen Leaf estimates \$720,000 in annual sales tax revenues resulting from the proposed Recreational Cannabis Dispensing Facility. The revenue could provide additional funding for the Village to allocate towards capital improvement projects promoting public safety, as well as to promote social programs that will contribute positively to the general welfare of the residents of the Village of Lombard.



**2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.**

Approval of the conditional use to allow operation of the proposed Recreational Cannabis Dispensing Facility will not be injurious to the uses and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor will substantially diminish or impair property values within the neighborhood in which it is to be located.

The subject property is located at 783 Butterfield Road and is zoned B3 (Community Shopping District), as identified on the Village of Lombard's Zoning Map and in the Village of Lombard Zoning Ordinance. The B3 Community Shopping District is "designed to provide for the needs of a much larger consumer population than is served by the B1 or B2 Districts; thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping. The district is generally located astride regional and major arterial roadways." A Recreational Cannabis Dispensing Facility is a comparable retail use, in all material respects, to numerous existing retail uses allowed in the B1 (Limited Neighborhood Shopping District), B2 (General Neighborhood Shopping District), and B3 (Community Shopping Districts). The nature of its product lends itself to both daily and occasional shoppers and its location along Butterfield Road, the Village's most prominent retail corridor, makes the B3 zone the most appropriate land use category.

The proposed Recreational Cannabis Dispensing Organization will comply with all local regulations, including strict enforcement banning on-site consumption, and State regulations whose licensing requirements remain some of the strictest in the country. In addition, the Village of Lombard has adopted numerous zoning and use standards for B3 businesses to ensure no injury to the use and enjoyment of other properties for the uses permitted, nor diminish or impair property values within the community. Although a property appraisal has not been completed by a certified appraiser, it can be reasonably assumed that the introduction of this emerging retail business could result in enhanced property values due to the attraction of new customers to the area as potential consumers of goods and services for other businesses proximate to the site including those beyond, along the Butterfield Road corridor.

**3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Approval of the conditional use will not impede the normal and orderly development or improvement of surrounding property for uses permitted in the district.

The conditional use is proposed for a site that is already improved and similarly zoned B3 (Community Shopping District). The proposed Recreational Cannabis Dispensing Facility operates similarly to numerous permitted retail uses in both the B1 and B3 zoning districts.

Parcels in the area also including zoning as O (Office District) and OPD (Office Planned Development). In the Office District, cannabis dispensing facilities operated in strict compliance with State law are permitted by right. Office Planned Developments are conditional uses in the district which must be compatible with the character and objectives of the zoning district for which it is located. They are intended to provide more unique design solutions

and to incorporate a mixture of uses including residential, commercial, office, or industrial but with added control and approvals required by the Village.

Through compatibility with the existing permitted and conditional uses allowed, shared across the districts, and compliance with adopted zoning ordinance use standards, the conditional use for the proposed Recreational Cannabis Dispensing Facility will not impede the normal and orderly development and improvement of surrounding properties for the uses permitted in the district or surrounding districts.

**4. That adequate public utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

*That adequate utilities are provided.* The property is currently serviced by public water main and sanitary sewer. The proposed use will not require any changes to existing utilities. It is assumed that existing utilities currently possess the capacity to accommodate re-use of the developed site.

*The existing access roads, as they are configured, can accommodate the development.* There are two access points to the property. Primary access occurs via a shared driveway off of Butterfield Road, along the southwest side of the building. Secondary access is provided via a curb cut in the parking lot of the hotel to the southeast of the subject property which leads to a driveway that connects to Technology Drive.

*The site provides adequate access to all utility providers and first responders.* Access to the lot occurs off of both Butterfield Road and Technology Drive. A parking lot drive aisle and an existing drive-thru lane for the building east of the proposed location provide a full circulation loop for first responders in the event of an emergency.

*There are no known drainage issues at the site.* The site is currently occupied by one 5,200 sq. ft. structure. The site to the east is occupied by another 5,200 sq. ft. structure. The sites share parking, circulation, and walkways. There will be no changes to existing grading or increase in impervious surface area which might negatively affect area storm water and existing drainage patterns. There is no known flood plain on the property according to FEMA Flood Maps.

*Adequate parking facilities have been provided.* The proposed Recreational Cannabis Dispensing Facility is classified as "Community Commercial" which requires four spaces for every 1,000 sq. ft. of gross floor area. The proposed facility is approximately 3,200 sq. ft. A total of 13 parking spaces are required. Currently there are 97 parking spaces shared on-site.

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

*Ingress and egress is designed to minimize traffic congestion in the public streets.* Primary access occurs via a shared driveway off of Butterfield Road, along the southwest side of the building. In this location, Butterfield Road has a six-lane cross section with an additional dedicated left turn lane west bound at Butterfield Road and Technology Drive. Stacking for the turn lane begins near the subject property's entrance. Secondary access is provided via a curb cut in the parking lot of the hotel to the southeast of the subject property which leads to a driveway that connects to Technology Drive. Technology Drive is a two lane cross section with multiple driveways present along its length. A four-way, signalized intersection is present with at the intersection with Butterfield Road.

Based on the proposed use reusing space on an already developed site for a new use comparable to what is assumed was originally intended, the addition of the proposed development will have a minimal negative effect on traffic congestion in the area.

**6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.**

The proposed conditional use to allow a Recreational Cannabis Dispensing Facility at 783 Butterfield Road supports the following initiatives found in the Village of Lombard 2014 Comprehensive Plan:

**1. Vision 3: Lombard will create and maintain viable commercial districts throughout the Village.**

- a. *Guiding Principle: Identifying Commercial Niches – Encourage a compatible and market supportable system of commercial development that is organized to provide various goods and services within the community and the greater region which Lombard serves.*
  - i. The proposed Recreational Cannabis Dispensing Facility is a retail use proposed along Butterfield Road which the Comprehensive Plan identifies as “the Village’s most prominent retail destination.” The proposed use is compatible in all material facets to surrounding uses along the corridor and will offer goods and services unique to Lombard and the greater region.
- b. *Guiding Principle: Key Corridor Development – Effectively promote the major retail corridors as well as the smaller, neighborhood-oriented shopping centers throughout the Village.*
  - i. The Comprehensive Plan states “Butterfield Road is the Village’s most prominent retail destination.”
- c. *Vision 3: Action 2 – Seek a quantity and mix of commercial and retail development which meets the needs of the Village.*
  - i. The proposed Recreational Cannabis Dispensing Facility is a retail development that provides new goods and services which meet the needs of the Village residents and are allowed due in whole to a newly adopted State Act.
- d. *Vision 3: Action 3 – Ensure that commercial and retail development is compatible with neighboring land uses.*

- i. The proposed Recreational Cannabis Dispensing Facility operates in all material respects to other typical retailers and will comply with all development standards for similar retail uses. Therefore, the proposed development is compatible with neighboring retail properties.

**2. Vision 7: Lombard will continue to develop a diverse, prosperous, and strong economic base.**

- a. *Guiding Principle: Economic Stimulation – Promote wide-ranging economic development and business growth.*

- i. Sale of adult-use cannabis was recently allowed by way of the State of Illinois Cannabis Regulation and Tax Act. By opting in, the Village of Lombard recognizes the industry’s potential in diversifying and strengthening its economic base. It is anticipated that the proposed Recreational Cannabis Dispensing Facility will generate an estimated \$720,000 in annual sales tax revenue while bringing approximately 30-40 (combination full/part-time) jobs to the Village.

**3. Commercial Land Use Recommended Actions**

- a. *Ensure that commercial and retail development is compatible with neighboring areas.*

- i. The proposed Recreational Cannabis Dispensing Facility operates in all material respects to other typical retailers and will comply with all development standards for similar retail uses. Therefore, the proposed development is compatible with neighboring retail properties.

- b. *Recognize emerging changes in the nature of retail commercial land uses and explore options to incorporate uses that can strengthen the long-term viability of existing centers.*

- i. The State of Illinois Cannabis Regulation and Tax Act regulates the sale of adult-use cannabis in the State of Illinois. The sale of adult-use cannabis represents an emerging change in the nature of retail. The proposed Cannabis Dispensing Facility’s ability to generate additional sales tax revenue, as outlined in “the Act”, and fill an existing consumer gap in the Village and outlying region will help strengthen the long-term viability of existing commercial centers.

**4. Economic Development Recommended Actions – 2011 Village Wide Economic Development Strategy and Action Plan**

- a. *Goal 3: Increase municipal revenue sources and identify incentives for specific development opportunities.*

- i. The State of Illinois Cannabis Regulation and Tax Act regulates the sale of adult-use cannabis which include increased taxes on the specific product. The proposed Recreational Cannabis Dispensing Facility will generate an estimated \$720,000 in annual sales tax revenue for the Village.

- b. *Goal 4: Encourage redevelopment along key corridors.*

- i. The proposed Recreational Cannabis Dispensing Facility will occupy existing, vacant, retail space along Butterfield Road which is identified by the Comprehensive Plan as “the Village’s most prominent retail destination.”

**5. 1998 Comprehensive Plan: Areas of Concern**

- a. *Area 11: Butterfield Road – This area is located on the south side of Butterfield Road, north of I-88, and contains a mix of office, retail, and restaurant uses.*

- i. The proposed Recreational Cannabis Dispensing Facility supports the 1998 Plan’s recommendation of reclassifying the area of concern (including 783 Butterfield Road) for a

mix commercial and office land uses as part of a large scale redevelopment stating that “it will also complement the existing uses along the corridor.”

**7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance be modified pursuant to the recommendations of the Plan Commission.**

The proposed conditional use to allow Recreational Cannabis Dispensing Facility at 783 Butterfield Road meets or exceeds all applicable provisions of this Title.



# Executive Summary



**zenLEAF**<sup>TM</sup>  
**LOMBARD**

## **Executive Summary**

[ZenLeafDispensaries.com](http://ZenLeafDispensaries.com)





**Zen Leaf™** aspires to be the most influential cannabis brand, and to command brand loyalty of the high-end cannabis consumer. Inspiring our customers drives our mission to capture people's imaginations, satisfy deep and important life needs, and offer unparalleled innovative products underpinning our economic success and cultural influence in an increasingly crowded marketplace.

**Zen Leaf™** believes cannabis is the most important medicinal plant on earth, supporting human health, wellness and happiness.

These benefits provide a wealth of new business opportunities from which Zen Leaf is uniquely qualified to leverage across the global cannabis market.



## OVERVIEW

**Zen Leaf™** brings together truly exceptional cannabis operational expertise and innovative brand development. These attributes are the driving force for the Company's current and future successes.

The Company is positioned to achieve out-sized market share across every market it enters by leveraging proven methods and strategies which have made the Company a dominant player in IL, MD, NV, OH & NJ.



Focused on safety, security and community involvement

Proven executive team with successful cannabis experience across multiple states

Operating in oligopolistic, large markets, with first-mover advantage

Robust operational track record across the seed-to-sale supply chain

Marketing excellence and brand-building expertise across all media

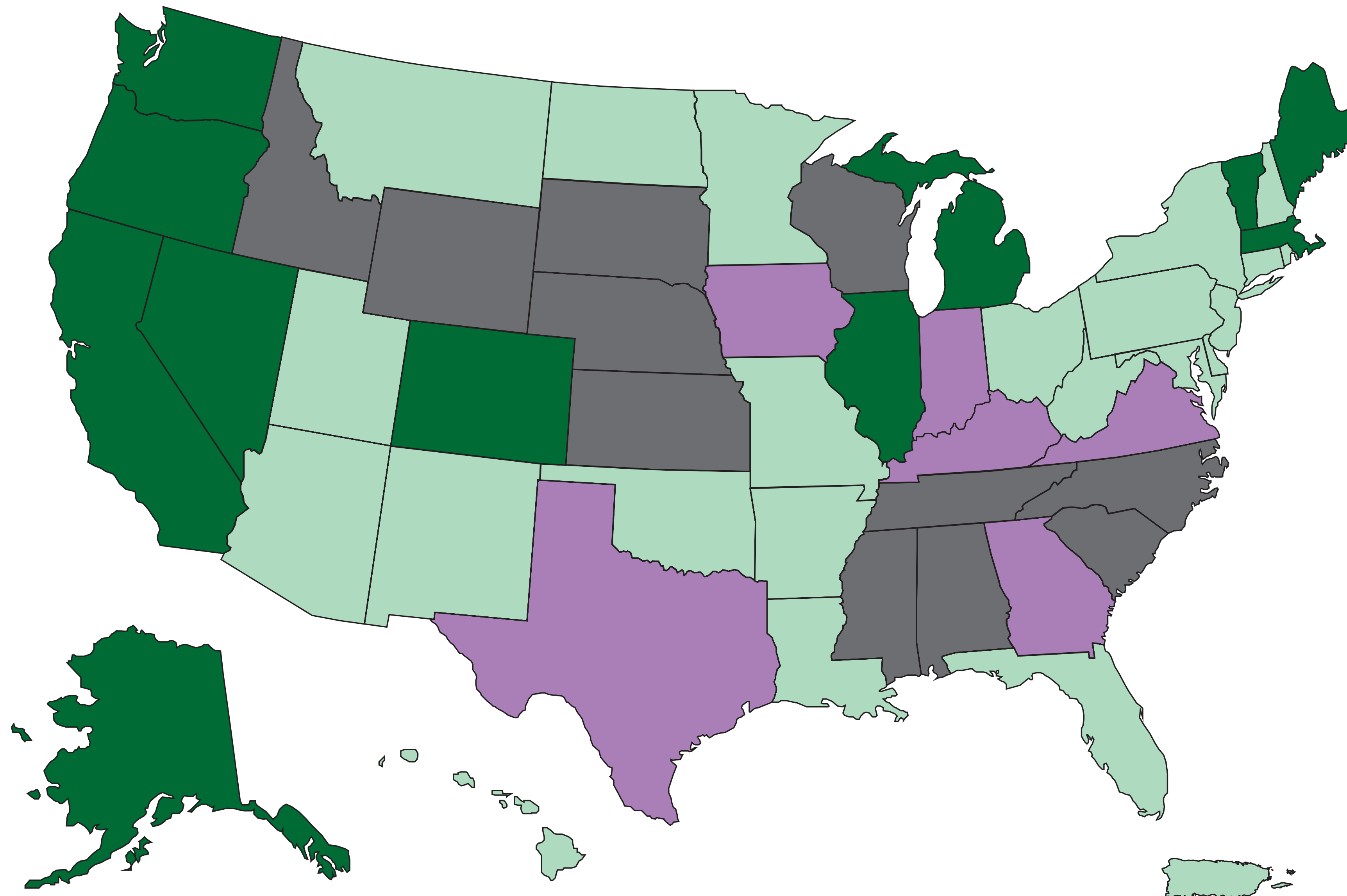
Fast industry growth in both medical and adult use

**Zen Leaf**™ currently operating dispensaries in seven states, holds licenses in development in several additional jurisdictions, creates state of the art store designs, builds and operates unique dispensary environments that insure the best consumer experience and choice for superior medicinal therapies, with unparalleled customer satisfaction in adult-use markets.



# CANNABIS IN REVOLUTIONARY CHANGE

Medical research continues to prove cannabis medicinal value



● Adult-Use Approved   
 ● Medical-Use Approved   
 ● Cannabis-Based CBD Law Passed   
 ● Illegal

## UNITED STATES CANNABIS LAWS ARE CHANGING FAST

- American public wants legal access to it
- Cycle of explosive growth
- Vertical integration wins

## CHALLENGES

- Different laws in each state
- Cash management and banking impacting operations
- Consumer / patient education
- Brand recognition

## SOLUTIONS

- Multi-disciplined management team with expertise in cannabis operations
- Existing cannabis operations in multiple states
- A pertinent, well-established operating and communications strategy
- Portfolio of brands consumers & patients enjoy

# ZEN LEAF™ – A GROWING DISPENSARY CHAIN

Model Designed to Scale Nationally

## WE PRIDE OURSELVES ON

- Custom store design that provides an edge in the market
- Industry-leading revenue from dispensary locations
- Superior customer service
- High quality products
- Hundreds of SKU's in inventory
- Retail outlets open in 7 states
- Aggressive expansion underway with existing stages and across our broader license footprint



## MARKETING INSIGHTS

In any industry, quality marketing is key to long-term success. But when an industry is young, as is the case with the legal cannabis industry, there is often an awkward stage where businesses try out traditional strategies and learn as they go what works and what doesn't.

Zen Leaf operates in states that are both medical only and/or adult-use, which impacts its marketing approaches that need to work for two types of

### MEDICAL-USE CUSTOMERS

- Devoted to a specific product or product category
- Intensely concerned with quality and consistency
- Driven by the goal to improve quality of life
- Three times as likely as recreational customers to use cannabis products on a daily basis
- Develop personal connections to the staff at the dispensary they work with
- Prefer products without psychoactive effects

consumers. This is where brand segmentation plays a key role. The difference between the two groups is wide ranging. Zen Leaf believes one-size does not fit all consumers and has segmented its brands to fit these insights. Internal and third party security & safety protocols are implemented throughout our retail business. We strive to work with and benefit every Community that we are in as well as the surrounding communities.

### RECREATIONAL-USE CUSTOMERS

- Enjoy experimenting with different products and strains
- Willing to try new products rather than sticking to those they have used in the past
- Driven by the experience the product offers
- Concerned with a balance between quality and price
- Are open to multiple methods of administration
- Have a strong interest in the products with psychoactive effects

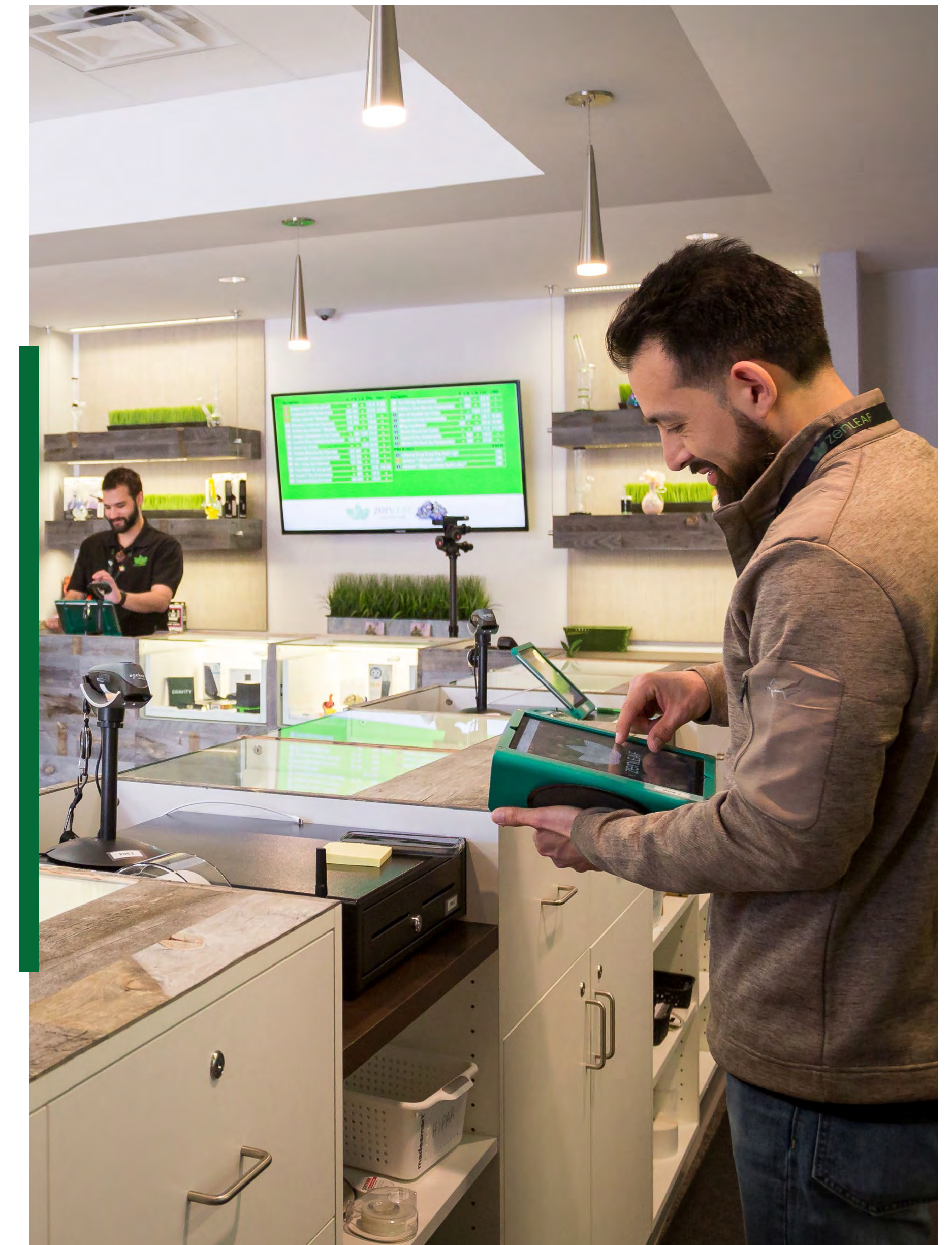


## JOB CREATOR

Creating an Economic Engine for Every State We Enter

### **ZEN LEAF™ IS A PROVEN JOB CREATOR WITH OVER 500 EMPLOYEES GROWING TO OVER 500 IN 2020.**

- Dedicated to creating jobs for women, racial minorities, and veterans.
- Mentorship program for new employees and to assist with orientation and career development.
- Special programs offered to connect the company's female employee base with female mentors.
- All employees are offered professional development plans.
- Competitive benefits package includes benefits for same-sex partners.
- Unparalleled commitment to equal pay for equal work.
- Stable equity participation.
- Strong company culture (i.e. company-wide events), encourage team members gain exposure to all management levels.



## DIVERSITY & INCLUSION

Committed To Social Justice And Equality

### “ZEN LEAF™ IS COMMITTED TO BRINGING ABOUT A DIVERSE AND INCLUSIVE WORKFORCE.”

- Effective Affirmative Action Plan in place in the seven states Zen Leaf currently operates in.
- AAP inclusive to recruiting and hiring practices that encourage female and racial/religious minorities to join our team; train HR and management on gender/minority interview techniques.
- Engagement of third-party experts to help set and exceed diversity goals.



# COMMUNITY ENGAGEMENT AND PHILANTHROPY

Zen Leaf™ prides itself as one of the most socially conscious cannabis companies because of our commitment to substantive philanthropic programming that aims to ultimately cut the opportunity gap. We further this goal by focusing on the following:

## Workforce Development

- Partnership with **Instituto del Progreso Latino (IDPL)**

### State-Mandated Dispensary Agent Training

Zen Leaf is underwriting the costs of state-mandated dispensary agent training tuition and fees for 100 community participants in order to give pilot program participants the necessary training to land jobs in dispensaries.

### Job Placement Services

Participants will have access to resources, like internal and external job databases, to identify relevant opportunities at cannabis companies here in Illinois.

### Job Readiness and Resume Reviews

Zen Leaf Human Resources staff will be made available to participants for training on soft skills, mock-interview preps, and resume reviews.

## Youth Drug Awareness

- Partnership with **Instituto's Health Sciences Career Academy**

## Criminal Justice Reform

- Partnership with **Metropolitan Family Services (MFS) and Legal Aid Society (LAS)**

Zen Leaf is working closely with MFS/LAS to sponsor expungement clinics to help participants throughout the city remove past criminal convictions from their records, in turn bettering their chances of finding gainful employment and supporting themselves and their families.

- Partnership with **Metropolitan Family Services (MFS) and Legal Aid**

Zen Leaf has sponsored the Chicago Chapter of NORML's (National Organization for the Reform of Marijuana Laws) Expungement Clinics in partnership with Cabrini Green Legal Aid as part of 2019 National Expungement Week.

## Community Partnerships

- Zen Leaf has worked closely with **New Jersey City University (NJCU)**

A \$120,000 endowment is set up to ease the financial burden faced by first-generation students through the award of scholarships. Zen Leaf will also use part of that funding to support research and scholarship through NJCU's Maxwell College of Arts and Sciences, and the School of Business with the goal of developing more affordable and effective treatment options for patients.

- Zen Leaf has worked closely with **Kiers Kidz, a registered 501(c)(3)**

At least \$70,000 is committed to support their mission of finding new and better treatments for pediatric cancer. Monies will also go to support a research partnership with the Rutgers Cancer Institute, the Childhood Therapy Development Institute, in addition to underwriting the DNA sequencing at the Cancer Institute of New Jersey to allow for more tailored and precise treatment options for pediatric cancer patients.





# **EXECUTIVE TEAM**



## **GEORGE ARCHOS**

### Founder / Chairman & CEO

George Archos is Zen Leaf's founder and is a logistics and operations guru. Building on his extensive experience in coordinating complex freight delivery operations, as well

as designing and operating highly-successful restaurants, George entered the cannabis industry in 2014 when he founded Ataraxia Grow and Labs in Illinois and was the first to receive authorization to grow medical cannabis out of 21 recipients of the coveted medical licenses. George's diligence, perseverance, and tireless work ethic have made him one of the cannabis industry's most successful entrepreneurs. Leveraging his unparalleled devotion to quality and a unique results-oriented approach to the cannabis industry, George has overseen the development of some of cannabis' most highly-coveted operations and brands.

George's restaurants across the Chicagoland area, including Wildberry Pancakes & Café, Westwood Tavern & Tap and the Scout Waterhouse & Kitchen, all bear the imprint of his relentless devotion to quality and unrivaled customer service, earning him multiple awards and recognition. George's unique experience, his admirable drive, and his unrelenting commitment to quality, coupled with his capacity to establish, build, and effectively run multi-jurisdictional companies, are an asset to Zen Leaf.



## **SAM DORF, ESQ**

### Founder / Chief Growth Officer

Sam Dorf, Esq. is a cannabis industry veteran and architect of some of the most impactful deals in the space. Born and raised in the

Chicagoland area, Sam is widely recognized as one of cannabis's most successful merit-based application strategists, adept at building and coordinating local teams, lining up funding and real estate assets, and working with local municipalities to create the strongest applicant teams. Over the past 5 years, Sam has propelled Zen Leaf's exponential growth with wins in Illinois, Nevada, Pennsylvania, and most recently Ohio.

In addition, Sam has proven masterful in coordinating strategic mergers and acquisitions, increasing Zen Leaf's market penetration in States where it currently operates as well as new markets that bolster the Company's national smart-growth expansion strategy. In this pursuit, Sam has successfully raised over \$70M and obtained over 20 licenses spanning 7 States. Sam is also integral to the creation, design, and development of Zen Leaf's diverse brand and products. From inception to execution, Sam works with Zen Leaf's team of professionals to ensure that the Company's products are best-in-class in each vertical, and has been indispensable to Zen Leaf's stellar reputation as the creator and producer of topshelf brands and products.



## **CHRIS L. FOTOPOULOS**

Executive Vice President,  
Legal Real Estate

Chris is responsible for ensuring the Company's cultivation, manufacturing and retail operations are in compliance with State and Federal laws. Chris is an attorney with twenty years of legal experience representing local banks in commercial litigation disputes, commercial real estate clients in the purchase and sale of residential, commercial and industrial properties and developing corporate structures for privately-held entities. Chris was an indispensable party to Ataraxia's Grow and Lab's successful application to grow medicinal cannabis in Illinois under the Compassionate Use of Medical Cannabis Pilot Program Act.

Chris was admitted to the Illinois State Bar in May 2005. He began his legal career as an in-house attorney for Resurgence Financial LLC, which at the time appeared on the Inc. 500 list of fastest growing private companies in the United States. Chris has successfully negotiated the purchase of a \$100 million-dollar credit card portfolio.

Chris received his Bachelor of Science degree in Finance from DePaul University and his Juris Doctorate from The John Marshall Law School in Chicago. While in law school, Chris was a member of the Phi Delta Phi Honors Fraternity in his first year and served as the Executive Justice of the Moot Court Honors Program in his second year. In his final year, Chris served as the Chief Justice of the Moot Court Honors Program. In addition to serving on the board, Chris participated in numerous national moot court competitions. More notably, the Tulane Mardi Gras Sports Law Invitation Moot Court Competition and The John Marshall Law School's International Privacy Law Competition.

Chris is fluent in Modern Greek. He is active in the Greek Community and currently serves as a Council Member for the Hellenic American Leadership Counsel (HALC), an organization formed to emphasize civic leadership in Hellenic issues. He is also an active supporter of the American Heart Association.



## **ANTHONY MARSICO**

Executive Vice President,  
Government Affairs

Anthony Marsico has a long successful background of venture capitalism and real estate investment. Since co-founding Ataraxia Grow and Labs in 2014 alongside Zen Leaf chairman George Archos, Anthony's focus has been on the operations side of the cannabis industry. Ataraxia was the first to receive authorization to grow medical cannabis in Illinois out of 21 recipients of the coveted medical cannabis licenses and has risen to the top of the Illinois market.

More recently, Anthony has stepped away from Ataraxia's cultivation operations and moved to the retail side of the industry playing an intricate role launching the dispensary brand Zen Leaf that holds licenses throughout the United States and Puerto Rico. Anthony has led the charge creating and implementing procedures and protocols that satisfy the strict compliance and security standards in each state Zen Leaf operates in. He has also laid the framework for success in each market emphasizing patient needs, community outreach programs, and ample educational materials for all patients. Anthony's careful attention to detail, detailed reporting, and drive for perfection make him an invaluable part of the Zen Leaf team.

Anthony graduated from Lewis University with a BS in Business Administration with emphasis on International Business.



## ACHOUR ODICHO

### Director of Retail Construction

Achour has an extensive background in Architecture, Construction, and the Cannabis Industry. After pursuing a degree in Architecture, Achour worked for a handful of architects in and around Chicago. Eventually, he found a niche producing building plans for some of the earliest cannabis license applicants in Canada and the US starting in 2013, where he contributed to some of the first licensed cultivation facilities and dispensaries. He's also helped draft the preliminary congressional bill for legalizing cannabis in Puerto Rico, providing a lot of insight on the rules and regulations for marijuana facilities. He continues to supplement Zen Leaf's new markets teams by creating plans and diagrams of building designs for new license applications.

Achour expanded his career and understanding of real estate, working as the sole Architectural Design Specialist for a large retail REIT before Zen Leaf. That experience has come into play in his current role, where he oversees the design and build process for all Zen Leaf dispensaries. He works very closely with the Zen Leaf real estate, legal, marketing, and operations teams to deliver functional and attractive dispensaries. Achour also manages all third-party Architects, General Contractors, and fabricators to bring each location from concept to reality.



## JENNIFER DOTY

### Vice President of Human Resources

Jennifer has led the charge, creating and implementing process and compliance within the department. Jennifer's long successful background of having worked mostly in the areas of manufacturing prepared her well for the role at Zen Leaf in building-up the HR team and creating process. She is particularly experienced in the areas of change management, employee relations and helping define company culture.

Jennifer also worked for several years in the employee benefits industry where she gained invaluable knowledge of benefit offerings and specialized in building wellness plans for her clients.

Jennifer earned her bachelor's degree from DePaul University in Chicago and majored in Industrial Organizational Psychology. She also has maintained her Professional in Human Resources credentials from HRIS for several years.



**zenLEAF**<sup>TM</sup>  
**LOMBARD**

**ZenLeafDispensaries.com**



A large, stylized graphic of a leaf, composed of multiple concentric, overlapping outlines in shades of green and yellow, centered on the page.

# Qualifying Statement

**QUALIFYING STATEMENT**  
**APPLICATION FOR CANNABIS DISPENSARY**  
**ZEN LEAF**

The applicant, 783 Butterfield, LLC, is proposing to develop an adult use cannabis dispensing facility at 783 Butterfield Road, Lombard, Illinois. The applicant requests that the subject property be approved for the conditional use.

Applicant: The applicant has extensive experience in operating cannabis dispensaries in Illinois, having been part of one of the original 55 medical dispensary licenses awarded under the Compassionate Use of Medical Cannabis Program. In 2019, Illinois passed the Cannabis Regulation and Tax Act under which a medical dispensary license holder was awarded one adult use dispensary license (the "Secondary Site"). The applicant's Secondary Site license will be used in Lombard, Illinois. Therefore, the Applicant meets the City's requirement that dispensary applicants provide a copy of their current license issued by the Illinois Department of Financial and Professional Regulation ("IDFPR").

Site: The proposed dispensary site is located at 783 Butterfield Road, Lombard, Illinois ("Property"). The Property is part of a commercial development complex. The dispensary will be one of two tenants of the commercial complex. The Property is fully improved with access, utilities, parking, lighting and landscaping.

The applicant will lease the site from a third party and business will be conducted under the trade name, Zen Leaf. The subject parcel is zoned B-3 under the Village of Lombard Zoning Ordinance, and pursuant to this application, a conditional use permit is required.

New Site Improvements: The dispensary will utilize the existing restaurant building on the subject parcel. The interior of the existing building will be substantially modified and built-out for the dispensary use. The building interior will be improved with a vestibule entrance, customer waiting area, sales floor and sales counter. Employee-only areas of the building include the product fulfillment area, receiving area, breakroom, vault and storage. Special ventilation systems will be installed to control cannabis odor. Non-structural improvements will be made to the building façade, and new signage will be installed on the building. Parking, landscaping and lighting of the site will remain unchanged, as the existing conditions are suitable for the dispensary use.

Proposed Use and Operations: The proposed conditional use is for an adult-use only cannabis dispensary, to be operated in strict conformance with the laws and regulations recently approved by the State of Illinois, IDFPR and Illinois State Police. The dispensary must obtain a license from the State of Illinois in order to operate. The dispensary will sell cannabis at retail to qualified adults 21 years of age and older. The cannabis will be purchased from licensed cultivation centers located in the State of Illinois, pursuant to Illinois State law. No cannabis will be consumed, grown, or packaged on site.

As an experienced dispensary operator, Zen Leaf has the knowledge and capability to operate the dispensary facility in accordance with Illinois law and industry best practices. The conditional use permit application provides Zen Leaf's extensive standard operating procedures and security measures that will be implemented at the facility.

The site has existing parking which is sufficient to serve the dispensary's customers and employees as required under the ordinance. The dispensary customers will enter the building through a single main entrance. Customers will be required to show proof of age before entering the limited access area. Once inside the sales area, customers are able to browse the cannabis products for sale. All products in the sales area are dummy products and will not contain any THC (the main psychoactive compound in cannabis). Sales representatives on the sales floor will assist customers in determining the products they desire to purchase. Once the customer has identified products they wish to purchase, a sales representative will electronically submit the purchase order to the product fulfillment area. Dispensary staff will fulfill the order, and deliver it to the point of sales counters. Customers will pay and receive their order at the sales counters. Customers will then exit the building.

In addition to the trained and knowledgeable staff of Zen Leaf, licensed third party security professionals will serve the facility during all hours of operation. The site will operate seven days a week from 8am-10pm Monday through Saturday and 10am – 7pm on Sunday. The security staff will maintain a visible presence in the facility.

Superior Location: With its location on Butterfield Road, the Zen Leaf dispensary will be a regional destination for cannabis customers. The dispensary will draw clientele from surrounding municipalities. Zen Leaf expects that the dispensary will be a regional attraction, bringing people to Lombard and the other Lombard businesses serving Butterfield Road. Zen Leaf expects the facility **will produce in excess of \$720,000 dollars in new annual tax revenue** for Lombard. The facility **will create approximately 30-40 new full-time jobs**.

Compliance with Use Standards: The proposed dispensary will satisfy the use standards of the Village of Lombard zoning ordinance.

The proposed use will be consistent with and protective of the public health, safety and general welfare. The facility will be operated in accordance with State and Village regulations and will be subject to State licensing throughout its operation. Zen Leaf is an experienced dispensary operator and will implement operation systems and security measures that will ensure the facility is operated in a safe and appropriate manner. No on-site consumption of cannabis is permitted at the facility.

The site location on Butterfield Road is ideal for a dispensary use. The site is surrounded by the intensive commercial, retail and restaurant uses that are prevalent on Butterfield Road. The proposed dispensary is a retail-only use which is compatible with the other retail, commercial

and restaurant uses in the vicinity of the site. Accordingly, the facility will not be a detriment to public health, safety, and welfare.

The proposed use will not have a harmful impact on the use and enjoyment of surrounding property and the uses established or permitted in the area. The site is located in an area dominated by retail, restaurant and other commercial uses. A retail sale-only dispensary is compatible with the other businesses located in the surrounding area. The traffic generated by the facility is consistent with other retail uses, and the site is able to accommodate the dispensary's expected customer base. Zen Leaf expects the dispensary will be a regional draw, bringing people to Lombard and thus benefiting the other business uses in the vicinity of the site. Accordingly, the dispensary will not harm the orderly development and improvement of surrounding property for uses established or permitted in the surrounding area.

The proposed use will not harm surrounding property values. As the retail use of the dispensary is consistent with other existing uses in the vicinity, property values within the neighborhood will not be negatively affected. The facility will be regulated by the State of Illinois, and will be required to operate in accordance with the stringent regulations created for dispensary uses. The dispensary use is compatible with, and outwardly indistinguishable from, the other retail uses in the vicinity of the site. The dispensary is expected to draw customers from a large area, thus bringing people to Lombard's commercial district, and therefore supporting other retail and restaurant uses in the area. Accordingly, surrounding property values will not be negatively affected by the dispensary.

Utilities, access roads, drainage and other necessary facilities already exist. The site has existing utilities, access roads, drainage and other necessary facilities to serve the dispensary. No additional improvements are needed for these facilities.

Ingress and egress already exist. The site already possesses sufficient ingress and egress for customers of the dispensary. The traffic generated by the dispensary will not create undue congestion in the public streets, and will be consistent with traffic generated by other retail uses.

The dispensary use conforms to the Village's zoning requirements. The application for the conditional use demonstrates that the requirements of the applicable B3 zoning district are satisfied.



Survey

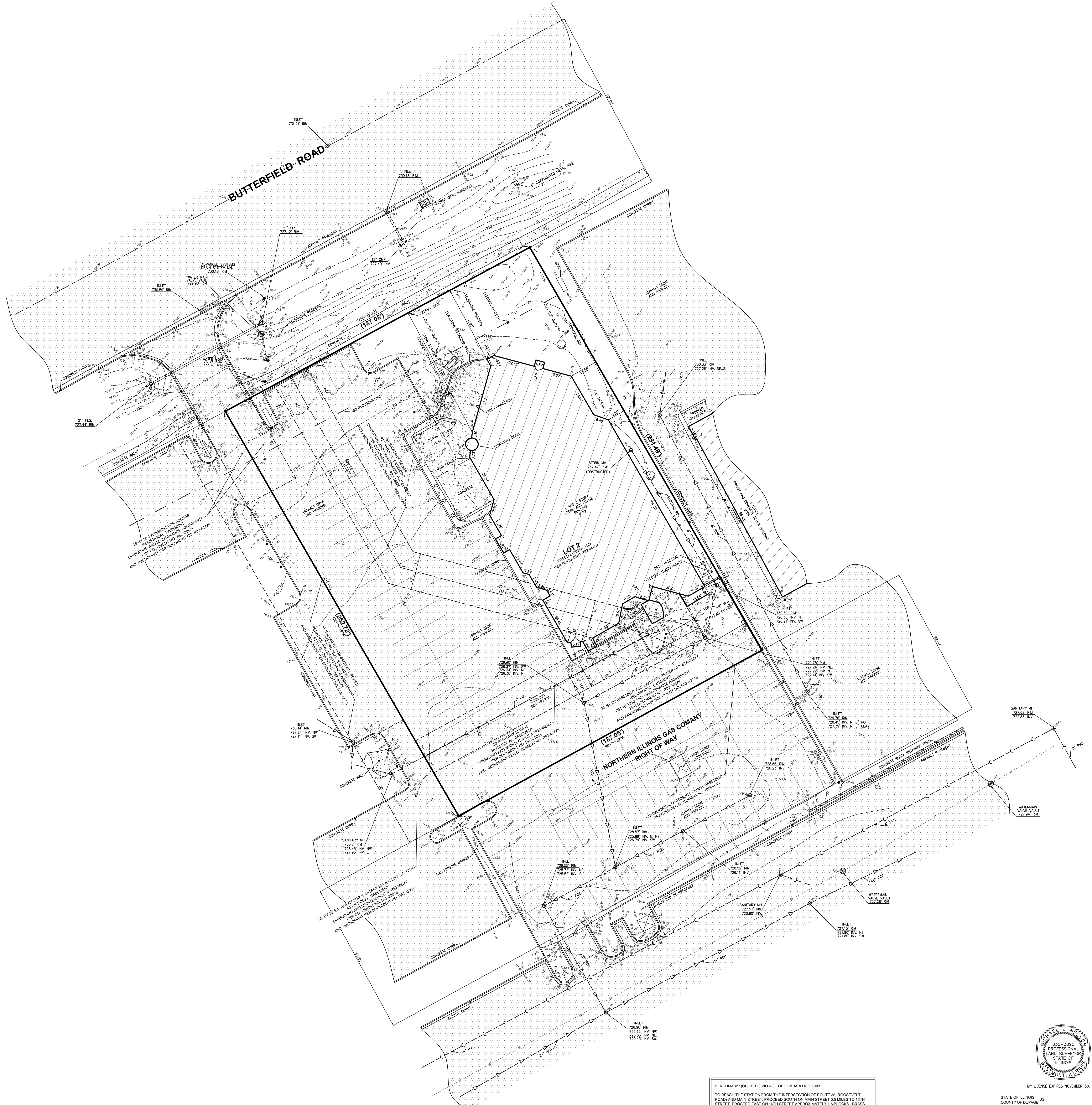
# WOLF PACK CONSULTING, LLC BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 2 IN FREED SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 39 NORTH,  
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED SEPTEMBER 29, 1982 AS DOCUMENT R82-44604, IN DUPAGE COUNTY, ILLINOIS.

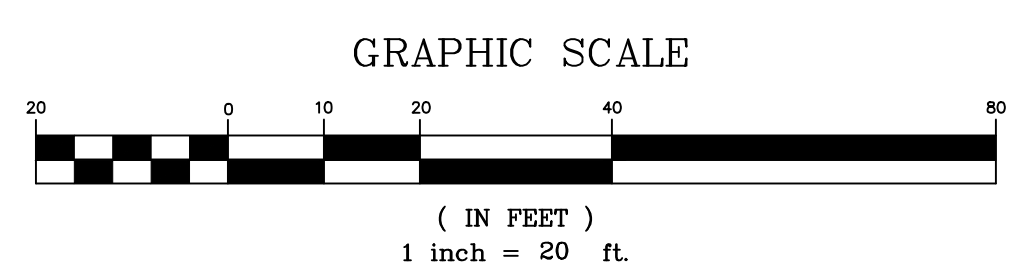
COMMON ADDRESS: 777 EAST BUTTERFIELD ROAD, LOMBARD, ILLINOIS



- LEGEND**
- MONUMENT FOUND
  - (50.0) RECORD DIMENSION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - STORM SEWER INLET
  - STORM SEWER MANHOLE-INLET
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - WATERMAN VALVE VAULT MANHOLE
  - WATERMAN VALVE BOX
  - WATERMAN B-BOX
  - CONCRETE LIGHT POLE BASE
  - UTILITY POLE
  - STORM SEWERLINE
  - SANITARY SEWERLINE
  - WATERMAIN LINE
  - OVERHEAD WIRES
  - STORM SEWER FLARED END-SECTION



PREPARED FOR:	FRONTIER DEVELOPMENT
DATE:	OCTOBER 6, 2015
SCALE:	1"=20'
DRAWN BY:	JUN/MJN
JOB#	15-157
FLD. BKPG:	1-80



**NOTES**

THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.

CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.

DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

**BENCHMARK: (OFF-SITE) VILLAGE OF LOMBARD NO. 1-005**

TO REACH THE STATION FROM THE INTERSECTION OF ROUTE 38 (ROOSEVELT ROAD) AND MAIN STREET, PROCEED SOUTH ON MAIN STREET 0.5 MILES TO 16TH STREET. PROCEED EAST ON 16TH STREET APPROXIMATELY 1.5 BLOCKS. BRASS DISC MONUMENT SET IN CONCRETE BASE ON THE SOUTH SIDE OF 16TH STREET.

ELEVATION = 743.04 (NAVD 88)

**BENCHMARK: (ON-SITE)**

SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED 31' NORTHEASTERLY AND 10' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 AS SHOWN HEREON.

ELEVATION = 743.67 (NAVD 88)



BY LICENSE EXPIRES NOVEMBER 30, 2016

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

WESTMONT, ILLINOIS, OCTOBER 6, 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095  
PROFESSIONAL DESIGN FIRM LICENSE NO. 154-007246-0010 EXPIRES 04/30/2017  
FIELD WORK COMPLETED ON OCTOBER 6, 2015

A large, stylized graphic of a leaf, composed of multiple concentric, overlapping outlines in shades of green and yellow, centered on the page.

# 783 Butterfield Plans

# ZEN LEAF - LOMBARD

**ADULT USE DISPENSARY**  
**06-26-2020**  
**Client Review**

**ADDRESS:**  
 783 E. BUTTERFIELD RD.  
 LOMBARD, IL 60148

**PERMIT No.:**

**PROPERTY PIN No.:**  
 06-29-201-007

**ARCHITECT**

**COLLECTIVE OFFICE, P.C.**

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

**JEFF KLYMSON, AIA NCARB**

**NOTICE TO CONTRACTORS**

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

**CODE SUMMARY**

**CODE COMPLIANCE SUMMARY NOTES:**  
 1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.  
 2. ALL INTERIOR LOAD AND NON-LOAD BEARING PARTITIONS SHALL BE 2"x4" WITH 5/8" GYPSUM WALL BOARD ON EACH SIDE UNLESS NOTED OTHERWISE.  
 3. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 MATERIAL WITH FLAME SPREAD RATIO OF 0 TO 25.  
**GENERAL SUMMARY NOTES:**  
 1. LIST OF CODES ACCEPTED BY THE VILLAGE OF LOMBARD :  
 A. 2012 INTERNATIONAL BUILDING CODE;  
 B. 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE;  
 C. 2018 INTERNATIONAL ENERGY CONSERVATION CODE;  
 D. 2012 INTERNATIONAL MECHANICAL CODE;  
 E. 2011 NATIONAL ELECTRIC CODE;  
 F. 2014 ILLINOIS STATE PLUMBING CODE;  
 G. 2012 INTERNATIONAL FIRE CODE;  
 H. 2018 ILLINOIS ACCESSIBILITY CODE;  
 I. LOMBARD MUNICIPAL CODES: CHAPTER 150: BUILDING CODE.  
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.  
 3. NOTED DIMENSIONS PRECEDE SCALE, DRAWINGS ARE NOT TO BE SCALED.  
 4. INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHED WALLS, UNLESS OTHERWISE NOTED.  
 5. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH MANUF'S INSTRUCTIONS AND RECOMMENDATIONS.  
 6. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN-UP IS REQUIRED ON A DAILY BASIS ON THE JOBSITE. DEBRIS IS TO BE DISPOSED OF LEGALLY.  
 7. A WRITTEN GUARANTEE OF ALL CONTRACTORS WORK SHALL BE PROVIDED. THIS GUARANTEE IS FOR DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP.

**PROJECT SUMMARY**

**JURISDICTION:**  
 VILLAGE OF LOMBARD  
**PROJECT PIN No.:**  
 06-29-201-007  
**DESCRIPTION OF WORK:**  
 INTERIOR TENANT IMPROVEMENT FOR A CANNABIS DISPENSING FACILITY.  
**USE:** M - MERCANTILE  
**CONSTRUCTION TYPE:** TYPE III-A  
**OCCUPANT LOAD CALCULATION:** TABLE 1004.1.2  
 WAITING / RECEPTION: 499 / 15 SF = 34 PEOPLE  
 SALES FLOOR: 988 / 60 SF = 17 PEOPLE  
 POS: 411 / 60 SF = 7 PEOPLE  
 IT: 48 / 300 SF = 1 PERSON  
 BREAK ROOM: 122 / 100 SF = 14 PEOPLE  
 MANAGER'S OFFICE: 155 / 100 SF = 2 PEOPLE  
 VAULT: 336 / 300 SF = 2 PEOPLE  
**TOTAL OCCUPANT LOAD: 77 PEOPLE**  
**ZONING:** B3  
**PROJECT AREAS:**  
 GROSS TENANT AREA: 3150 SF  
**TOTAL PROJECT AREA: 3150 SF**

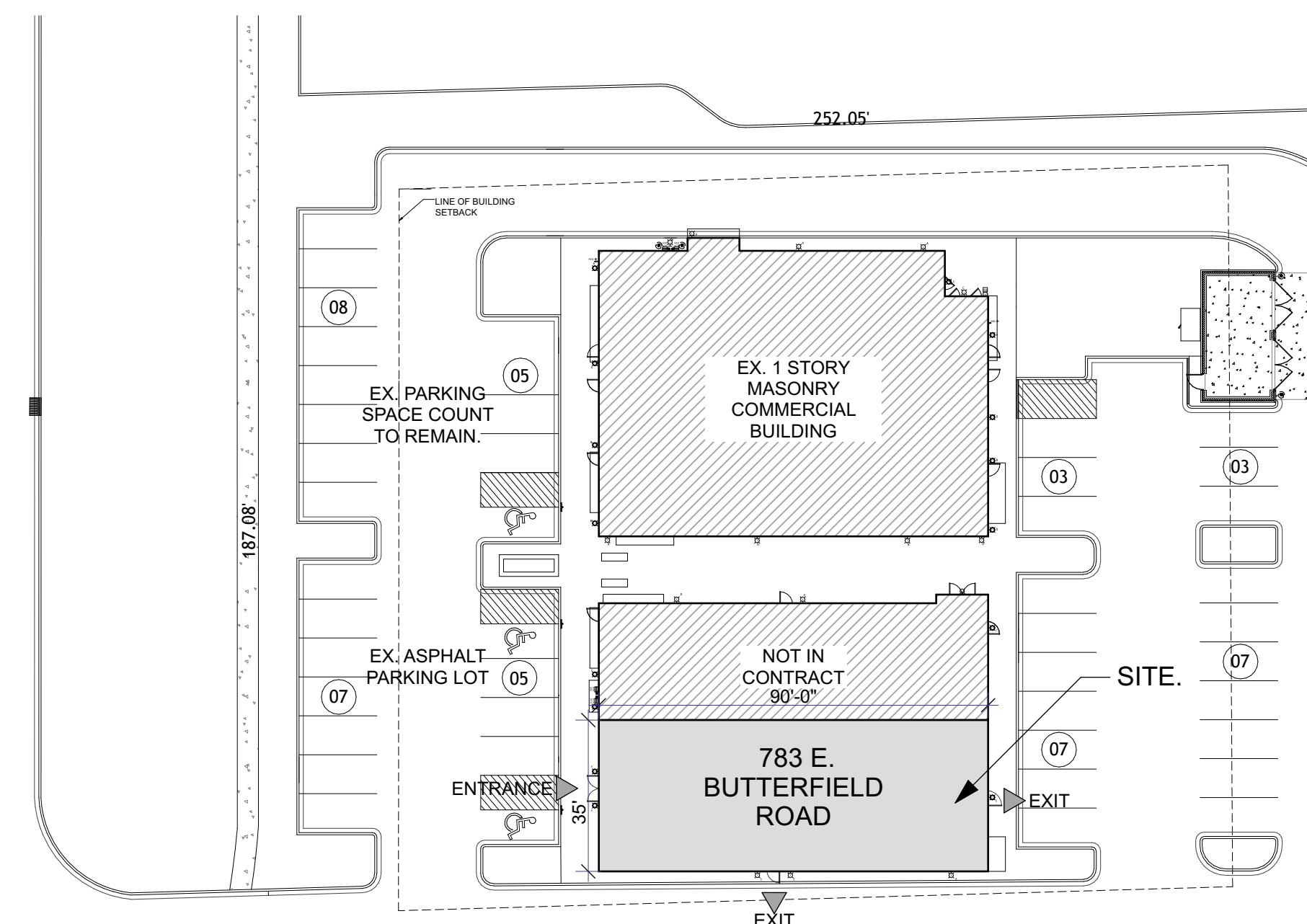
**PROJECT DRAWINGS**

COVER A101 COVER SHEET FLOOR PLANS

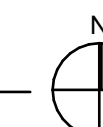
**PROJECT DIRECTORY:**

CLIENT:

**ZEN LEAF**



1 COVER KEY PLAN SCALE: 1/32" = 1'-0"



# ZEN LEAF - LOMBARD

**ADDRESS:**  
 783 E. BUTTERFIELD RD.  
 LOMBARD, IL 60148

**NEW ADULT USE DISPENSARY**  
**06-26-2020**  
**Client Review**

**PERMIT No.:**

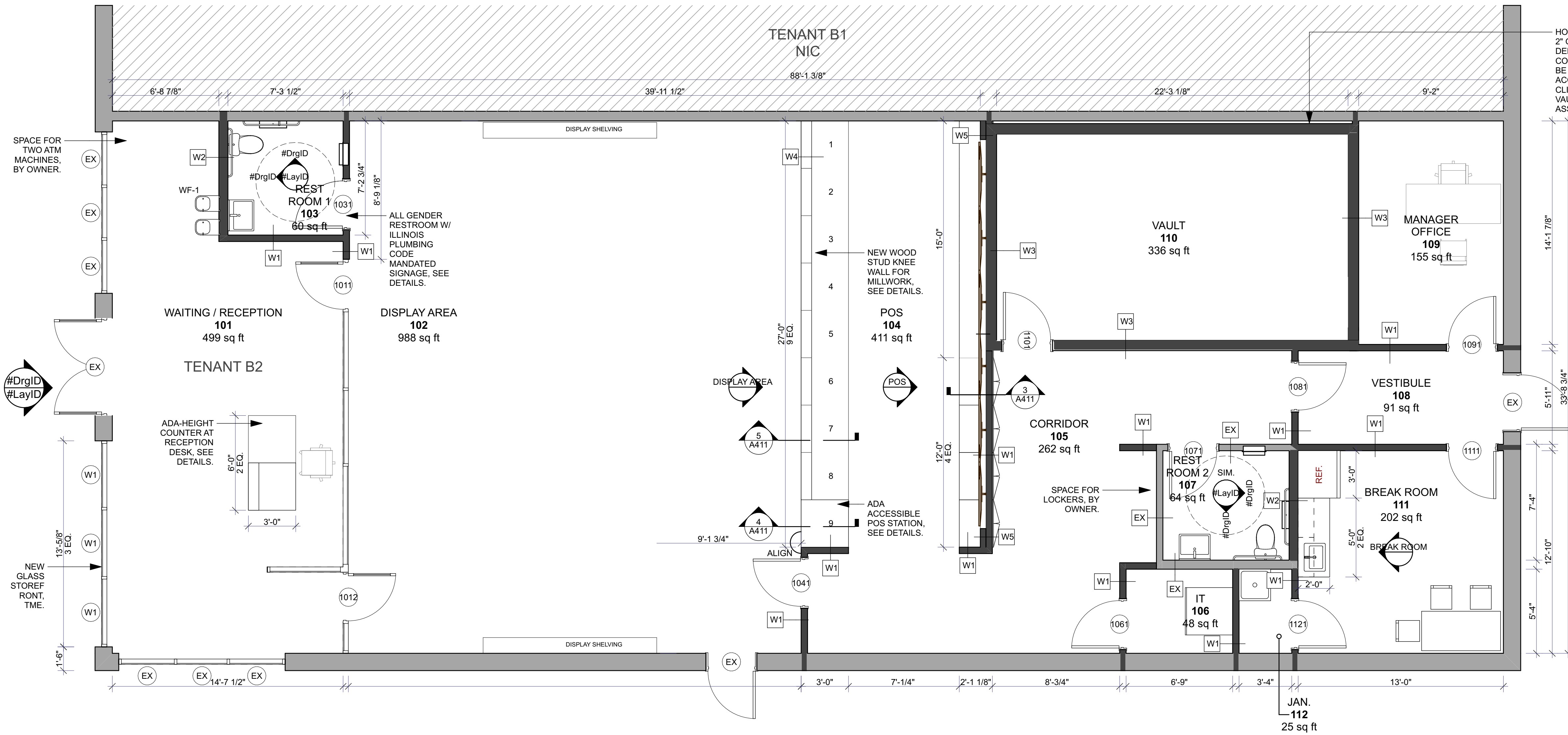
**PROPERTY PIN No.:**  
 06-29-201-007

collective office

ARCHITECTURE  
 DESIGN STRATEGY

9 east 24th st, chicago, illinois 60616  
 1-312-818-2006 | www.collectiveoffice.com

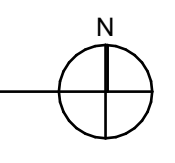
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- LEGEND:**
- EXISTING WALLS
  - NEW WALLS
  - NIC (NOT IN CONTRACT)

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

1 FLOOR PLAN: 1st Floor  
SCALE: 1/4" = 1'-0"



Jurisdiction Stamp

client  
ZEN LEAF

drawing releases

1 26 JUN, 2020 ISSUED FOR CLIENT REVIEW  
architect

collectiveoffice

ARCHITECTURE  
INTERIORS  
DESIGN STRATEGY

9 east 24th st., chicago, illinois 60616  
1-312-818-2006 | www.collectiveoffice.com

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



Project  
ZEN LEAF - LOMBARD

Location 783 E. BUTTERFIELD RD.  
LOMBARD, IL 60148

Drawing Title  
FLOOR PLANS

Drawing No.  
A101

Issued For Job No.  
20018

Date  
Client Review 06-26-2020