

Introduction:

Our Team:

Me, I'm Neal McQueeney, one of your hosts and applicant for a cannabis dispensary license at this location. I'm an owner, lawyer, husband, father to three young kids, Stage IV colon cancer patient and a cannabis user. I'm also the compliance manager and have been on site helping patients on a daily basis since 2016.

Kraig Koester, an owner/applicant, is a former U of I Tight End, husband, father, day to day operations manager, brains behind everything and one of the most compassionate and selfless people I know.

Israel Idonije, retired Monster of the Midway (Chicago Bear) and owner of this beautiful building, pillar of the community and brilliant businessman.

Kevin Conway is our P4S Professional Security Professional with decades of experience in creating and practicing state of the art security protocols for all types of businesses all over the country with a specialized focus in Illinois on securing the cannabis industry.

Beth Doria, is an owner and our legislative consultant. She is the President of Alliance Associates, Inc., an association management firm, and serves as the Executive Director of the Federation of Women Contractors.

Sara Barns is our zoning counsel and guide on applying for the special use permit and process.

Leonardo Barajas is our General Manager and expert on day to day operations. He is a trained pharmacy technician, husband and father to two young kids.

Ray Sedlacek is one of our Agents in Charge, a Marine and guy who is keeping the wifi on.

Anton Seals is a friend, Community Servant Leader and social equity applicant. He is here today to support our social equity efforts in our communities and Dedicated to Equity in Action.

Pam Althoff is a former Mayor, State Senator and current Executive Director of the Cannabis Business Association of Illinois and can provide industrywide information as related to this application.

PROXIMITY TO OLD ST. MARY'S ANSWERS

- 1) Legal: The City of Chicago requires that we have proper zoning for a dispensary and that we are more than 500' feet from a school. We are zoned DX-5 which meets the zoning requirement.

"3. An adult use cannabis dispensary shall be located no closer than 500 feet from any school; such distance shall be measured on a straight line from the nearest property line of the school to the nearest property line of the lot to be occupied by the adult use cannabis dispensary."

We are more than 500' feet from the school as measured by an expert appraiser and confirmed by the ZBA.

So we are compliant.

- 2) Personal: We all have school age kids or have grandkids that are school age. We have been responsible advocates for the medicine, but not at the expense of exposing it children. This is an important issue for us. How we address it:
 - a. The design of the facility ensures nobody outside looking in can see the products or transactions.
 - b. On-site security and staff are trained and tasked with checking IDs. At this location under the law NO PERSON ALLOWED ENTRY UNDER 21 YEARS OF AGE. We check IDs upon entry. At check-in. At the Point of Sale. To date we have had no issues of a sale of medicine to an unauthorized minor. It will be easier to restrict at this location because it is 21+ only.
 - c. Our design includes carbon filters in the HVAC system to mitigate any odors outside the facility. This has proven to work at our current facility.
 - d. This building provides safe, secure delivery access off the alley without interruption.
 - e. The only thing school children will see are people walking into and out of a retail store like any other on the block.
 - f. Education- There is no substitute for education on the medicine. The science behind the medicine and the effects of the medicine on developing brains if exposed to the medicine. We have educated numerous community groups in our current neighborhood and received a great response and we hope to and look forward to continuing that effort at 1420.
- 3) Taverns/Restaurants/Sidewalk Café's: The City of Chicago licenses these entities to sell alcohol to people 21+. On both sides of the block of 1420 S. Michigan on the way to the school there are 2 restaurants with liquor licenses and outdoor café's and one tavern across the street with an outdoor patio. These licenses required no setbacks from schools and allow alcohol consumption on the public way up to 11:00pm on weekdays and midnight on weekends. Based on these facts, school children are far more likely to witness drinking on the way to or from school.
- 4) Experience: Our original medical license required a setback of 1500' from schools and daycares. We are in close proximity to two elementary schools (Mark Twain and Our Lady of the Snows) and a three high schools (Curie, De La Salle and Kennedy). We have watched kids and their parents walk past our store front every school day for almost 5 years. We get out there early on

snow days to make sure the sidewalks are shoveled and salted. We keep an eye on the kids when they pass by for their protection and ours. It takes a village and we embrace that. That all being said we have had not one complaint made by a child, parents or school official in almost 5 years. Additionally, if allowed, we do support schools' fundraising efforts.

- 5) Advertising: By statute and regulation ADVERTISING TO CHILDREN IS ILLEGAL. We are not trying to solicit children for our medicine. Our license is too valuable and our morals too strong to do something that predatory.
- 6) Promise: We promise to do everything in our ability to keep our community safe and be a responsible member of the community.

PARKING CONGESTION

A new retail store will equal more patrons which will increase vehicle traffic and limit parking.

How Do We Alleviate Parking Congestion?

1. Focus on serving the immediate community in walking distance. It is a densely populated area with enough patrons in walking distance that there is no need to market to patrons in driving distance.
2. NO DOUBLE PARKING in front. Our security staff that checks IDs will also be tasked with not allowing patrons who attempt to double park into the store to eliminate this unnecessary burden on traffic and parking.
3. Our employees who drive to work will have access to public parking and will not be taking up street parking.
4. There is great public transportation nearby via CTA Buses (Route 3, 4 and J14) and "El" trains (Green, Orange and Pink).
5. We are talking with ride share companies about subsidized rides to our current location from the airport (stalled due to Corona) and expect to offer something similar at 1420. Regardless of any subsidized rides we encourage patients to utilize these options rather than driving.
6. As soon as we receive a special use permit we will reach out to nearby public parking lots to discuss options for patient parking.
7. We also have two parking spots off the alley in back.

Additional important considerations:

It is the City and looking for parking is a part of city living.

Our operational philosophy is to spend as much time with the patient as necessary to ensure their understanding and comfort with the medicine. Patients learn quickly and that results in them buying what they want and not "shopping" or "browsing" when they get to the store. This means patients get in and out quickly.

We have online ordering and browsing so patients can get in and out faster reducing congestion. We have numerous point of sale stations to ring people out faster and reduce congestion. We have a reservation system to allow patients to reserve time at their convenience which reduces congestion.

PUBLIC WAY CONGESTION ALLEVIATION

One of our goals at 1420 is to increase the presence of foot traffic for not only our store, but the surrounding stores and restaurants too. Part of that goal is to mitigate any lines outside our location. How do we do that?

1. 1420 is 7,000 sq ft. That means we have a lot of interior space to hold patients in the public waiting areas to keep them inside the facilities and off the street.
2. Most dispensaries you see with lines are smaller locations with limited waiting areas. Not an issue at 1420.
3. Increase efficiencies inside the dispensary to increase transactions and reduce lines, if any.
4. Provide online ordering and browsing which shortens wait times and mitigates lines.
5. Offer online reservation system which limits walk-ins and mitigates lines.
6. A highly trained staff that provides top tier service in meeting patients needs and completing transactions efficiently and correctly.

These options have allowed us to completely mitigate lines at our current location that has both medical and adult use sales. We can implement the same options at 1420 and achieve the same results.

PUBLIC CONSUMPTION

Public consumption of any medicine is strictly prohibited by state and city laws. We know smoke from flower and vapes can cause discomfort and other issues for people with respiratory conditions and allergies. We have staff members that have the same issues.

To prevent public consumption we must educate our patients and the public about the laws and the effects it has on people with those conditions. We post signs and educational materials regarding the laws restricting public consumption. We educate them on where they can use the products safely. This is a constant effort on our part as more and more people enter the program to get medicine.

Not all medicine causes smoke as a byproduct. We encourage the use of healthier ingestion methods to relieve conditions which also offer better value like edibles, oils and topicals.

The City of Chicago is supporting “consumption lounges” in the city where people can safely consume in safe locations outside of public view. We support these lounges (though we are not seeking a license at this location or any location). We want our patients to use the medicine safely and lawfully in private places and will work with any licensed consumption lounges to encourage our patients to medicate there and NOT in public spaces.

STATISTICS AND ACTUAL EXPERIENCE

Articles:

<https://chicago.suntimes.com/news/2019/9/15/20858101/crime-fell-near-pot-shops-after-marijuana-was-fully-legalized-colorado-study-shows>

https://www.thestranger.com/slog/2019/12/30/42424219/dispensaries-are-still-not-selling-cannabis-to-children?fbclid=IwAR1_DDgpOCANrBav-j-wEERu_TLg5wzMCaXRI2XDqsYUPj47Q4rs0nnC7tE

Studies:

Not in my backyard? Not so fast. The effect of marijuana legalization on neighborhood crime. J. Brinkma, D. Mok-Lamme. Science Direct, <https://doi.org/10.1016/j.regsciurbeco.2019103460> (2019).

[1] In 2012, a study published in the Journal of Studies on Alcohol and Drugs found, “Density of medical marijuana dispensaries was not associated with violent or property crime rates.”

[2] In 2017, researchers published their analysis of more than 20 years of crime data and reported that neither dispensaries nor medical cannabis laws resulted in increased crime rates.”

[3] In 2017, researchers analyzed the short-term mass closing of hundreds of medical marijuana dispensaries in Los Angeles. Contrary to popular wisdom, they found an immediate increase in crime around dispensaries ordered to close relative to those allowed to remain open. The increase is specific to the type of crime most plausibly deterred by bystanders, and is correlated with neighborhood walkability. They found a similar pattern of results for temporary restaurant closures due to health code violations. A likely common mechanism is that “eyes upon the street” deters some types of crime.

[4] In this 2018, researchers studied the geographic associations between three legal drug outlets with surrounding crime and violence in LA. Results indicated that mean property and violent crime rates within 100-foot buffers of tobacco shops and alcohol outlets-but not dispensaries-substantially exceeded community-wide mean crime rates and rates around grocery/convenience stores (i.e., comparison properties licensed to sell both alcohol and tobacco)

1. Kepple, Nancy and Freisthler, Bridget, “Exploring the Ecological Association Between Crime and Medical Marijuana Dispensaries,” Journal of Studies on Alcohol and Drugs, 73(4), 523–530 (2012).<https://pubmed.ncbi.nlm.nih.gov/22630790/>

2. Chu, Yu-Wei Luke and Townsend, Wilbur, Joint Culpability: The Effects of Medical Marijuana Laws on Crime (February 12, 2017). Available at SSRN: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=2915909

3. Chang, T. Y., & Jacobson, M. (2017). Going to pot? The impact of dispensary closures on crime. Journal of Urban Economics, 100, 120-136. Research brief: <https://www.cato.org/publications/research-briefs-economic-policy/going-pot-impact-dispensary-closures-crime>

Link: <https://pubmed.ncbi.nlm.nih.gov/29200533/>

4. Subica, A, Douglas, J, Kepple, N, et al. The geography of crime and violence surrounding tobacco shops, medical marijuana dispensaries, and off-sale alcohol outlets in a large, low-income urban community of color. Prev Med 2018; 108: 8–

16.]. <https://www.sciencedirect.com/science/article/pii/S0091743517305078>

Our Actual Experience:

We opened on April 26, 2016 with 6 patients. We are now almost 2,000 patients AND adult use customers.

CPD routinely stops by and we share information from our experiences and the community to assist each other in keeping the neighborhood safe. They consistently tell us they are happy we exist and doing what we do.

We are aware of TWO complaints to the Alderman's office at our current location since April 26, 2016: One for garbage in a neighbors lawn from the Wendy's across the street that we cleaned up and another from a resident that complained that the police presence on January 1 was more than he got when he called the police.

Our experience confirms the results of these studies.