



Zen Leaf – Rodgers Park





REQUEST FOR ZONING RELIEF

The Applicant seeks to rezone the property from B3-1 to C1-1 and a special use permit to operate a Medical and Adult Use Cannabis Dispensary at 6935 N. Sheridan Rd., Chicago, IL 60626



Current Conditions – Vacant Restaurant Space

- Located at 6935 N. Sheridan Rd., Chicago, IL in the former Leona's Restaurant
 - *The space has been vacant since 2019*
- The existing road network as is configured provides safe and convenient access to the property
- 28 parking spaces and 2 dedicated loading areas

FIVE PILLARS OF ZENLEAF™



Proposed Floor Plan

South Parking Lot

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





Elevated Aesthetic

- Zen Leaf provides a safe environment where patients can visit and purchase medical cannabis products to assist with ailments associated with qualifying conditions and wellness to customers seeking recreational use.
- Significant investment (\$1,000,000+ planned for improvements) in revitalizing a vacant retail space and transforming it into a state-of-the-art, flagship cannabis dispensary
- Utilizes technology for education on cannabis products as well as streamlining the customer experience
- Fourth generation dispensary build out with high end finishes creating a true Illinois flagship location

EXTERIOR RENDERINGS



(View of the North side of building the corner of Morse and Sheridan)



(View of the South side of building from the current parking lot)



LOCAL IMPACT

- Job Creation:
 - *45-55 full/part time positions*
 - *\$35,000 to \$75,000 annual salary*
- Increased sales tax revenue for the City of Chicago
- Increased customer traffic for surrounding businesses
- 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 paramount for the way Zen Leaf operates. As such, Zen Leaf has developed security and operational protocols that **exceed** the statutory requirements. The security program includes the following elements which are described in more detail on the following slides:

- Comprehensive Surveillance & Alarm Systems
- Customer Flow Protocol
- Point of Sale & Inventory Management
- Professional Staff



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 buttons. Camera surveillance system will maintain 90-day cloud backup exceeding State Law requirements.

○ **Customer Flow Protocol**

Upon entering the Dispensary through the Building's main entrance, patient will be greeted at our reception desk by a patient care specialist, who will verify proper credentials in accordance with Illinois State. Zen Leaf has partnered with Silver Star Protection, a leading security firm, to assist with security and compliance protocols.



OPERATIONS

○ **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 display cases on the sales 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, Leaf Logix, which allows Applicant to track all cannabis products from seed to sale.

○ **Professional Staff**

All Dispensary staff wear state issued photo identification badges and are trained to immediately notify local law enforcement if they observe suspicious activity and/or emergency events. All staff needs to complete a state and federal background check. Staff is also trained on how to assist patients and handle emergency events, such as active shooter, robbery, and medical emergencies.

SUMMARY

Zen Leaf is interested in opening a Medical/Adult Use Cannabis Dispensary in Rodgers Park

- Not seeking to open a consumption lounge and absolutely no consumption on site
- Strict no loitering policy enforced by staff and Silver Star Protection
- Positive impact on the community and neighboring businesses
- Proposed Hours of Operation
 - *Monday – Thursday: 9am to 9pm*
 - *Friday - Saturday: 9am to 10pm*
 - *Sunday: 10am to 6pm*



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