

Secure Transport LLC
3601 W. Algonquin Road
Rolling Meadows, IL 60008

November 19, 2024

**Village of Romeoville Application For Special Use Permit For Cannabis Transporter
Support Material | Secure Transport LLC | IDOA License 2107150222-TR**

Secure Transport LLC, an Illinois licensed social equity cannabis transporter, plans to operate a Transfer Site at 649 Parkwood Avenue, Romeoville, IL 60446 for the transportation of finished cannabis products from cultivators across Illinois to dispensaries. The location is approximately 1,642 square foot space within a newly constructed 4,901 SF three (3) unit industrial/flex building. Our operations will involve a brief stop at the Transfer Site to redistribute products arriving from cultivators into vans destined for dispensaries using licensed cannabis transport vehicles. The facility will have an access control system, intrusion detection alarms, and extensive camera coverage on the exterior and interior of the facility in compliance with the Illinois Cannabis Regulation Tax Act. The facility has an overhead door that allows 2 to 3 vehicles to pull into the warehouse to unload and load products in a secure environment, outside of public view. The lease designates 4 exterior parking spaces available to Secure Transport for use at any time. The allotted parking spaces are more than enough to efficiently operate this facility.

Our team has reviewed the statements below and will ensure that the location meets all items outlined below and the setbacks in the ordinance.

1. The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare; **Answer: The location at 649 Parkwood Avenue is enclosed from the public and only IDOA badged and authorized personnel can access the facility. The operation will comply with the Illinois Department of Agriculture cannabis regulations and will ensure that the general welfare of the public is not endangered.**
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; **Answer: The location at 649 Parkwood Avenue will be used as a transfer site to optimize delivery of finished cannabis products to established cannabis businesses. The operation is not intended to diminish or impair property values within the neighborhood.**
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; **Answer: The location at 649 Parkwood Avenue and the surrounding properties are built out. No site changes are being proposed with this use.**

4. Adequate utilities, access roads, drainage, or other necessary facilities have been or are being provided; **Answer: The location at 649 Parkwood Avenue has been recently built and approved for occupancy by the Village of Romeoville. As such, any and all utility access and drainage requirements have been approved by the local municipality.**

5. Adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets; **Answer: The subject transfer site operation will have a staggered delivery schedule (inbound and outbound) to avoid any congestion.**

6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as those regulations may in each instance be modified by the Village Board pursuant to the recommendations of the Planning & Zoning Commission; **Answer: The location at 649 Parkwood Avenue is currently zoned M-1 and M-2 and conforms to the underlying special use criteria.**

Secure Transport has reviewed the Cannabis Setbacks in the Ordinance for the proposed amendments to 159.082 M-1, MEDIUM MANUFACTURING DISTRICT of the Village of Romeoville Code of Ordinances and have confirmed the location at 649 Parkwood Avenue meets these requirements:

Dispensing organizations, infuser, processor, transporter:

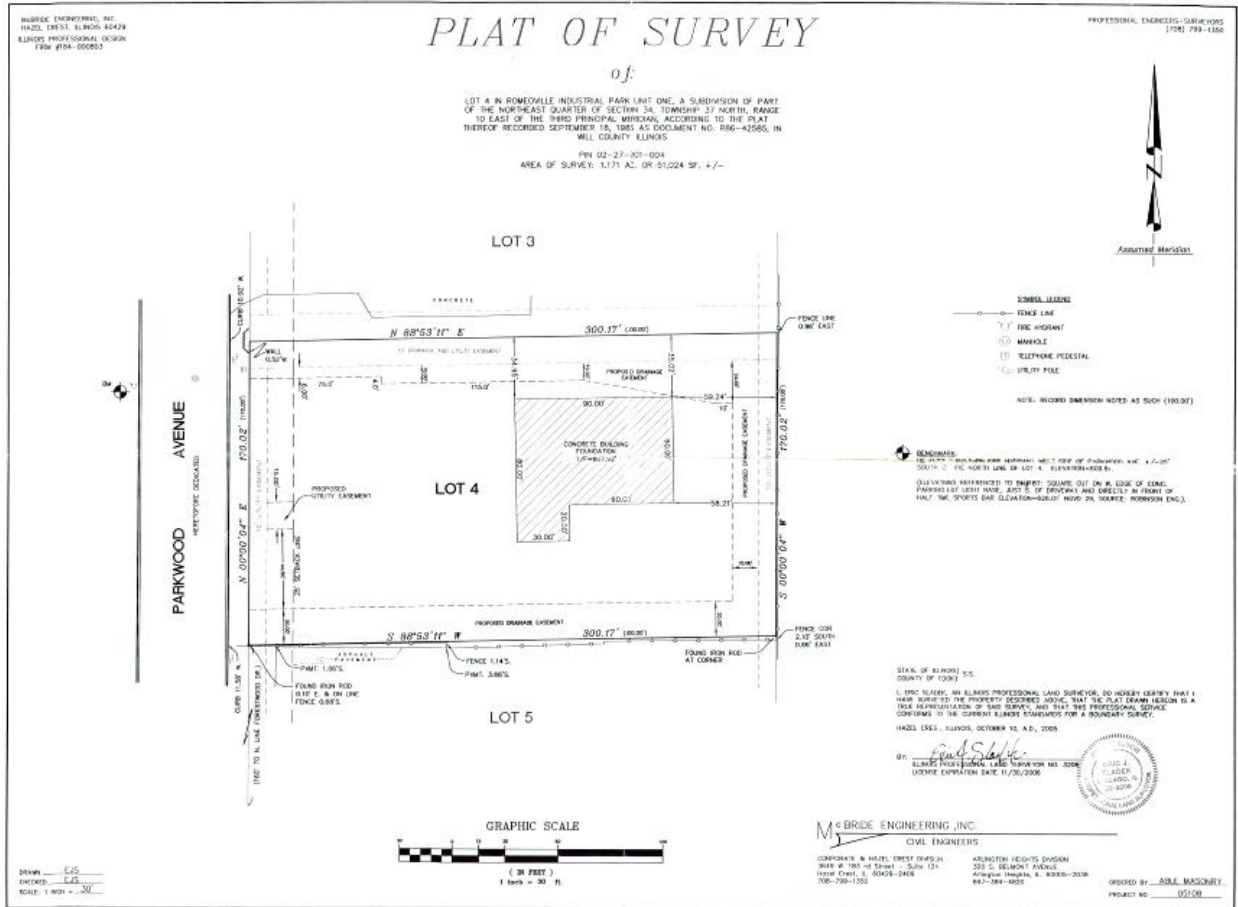
1. *Dispensing organizations, infuser, processor, transporter, located within the Village of Romeoville shall be and are required to be established, operated, and maintained in full compliance with the Cannabis Acts and all other applicable village ordinances and Illinois statutes.*

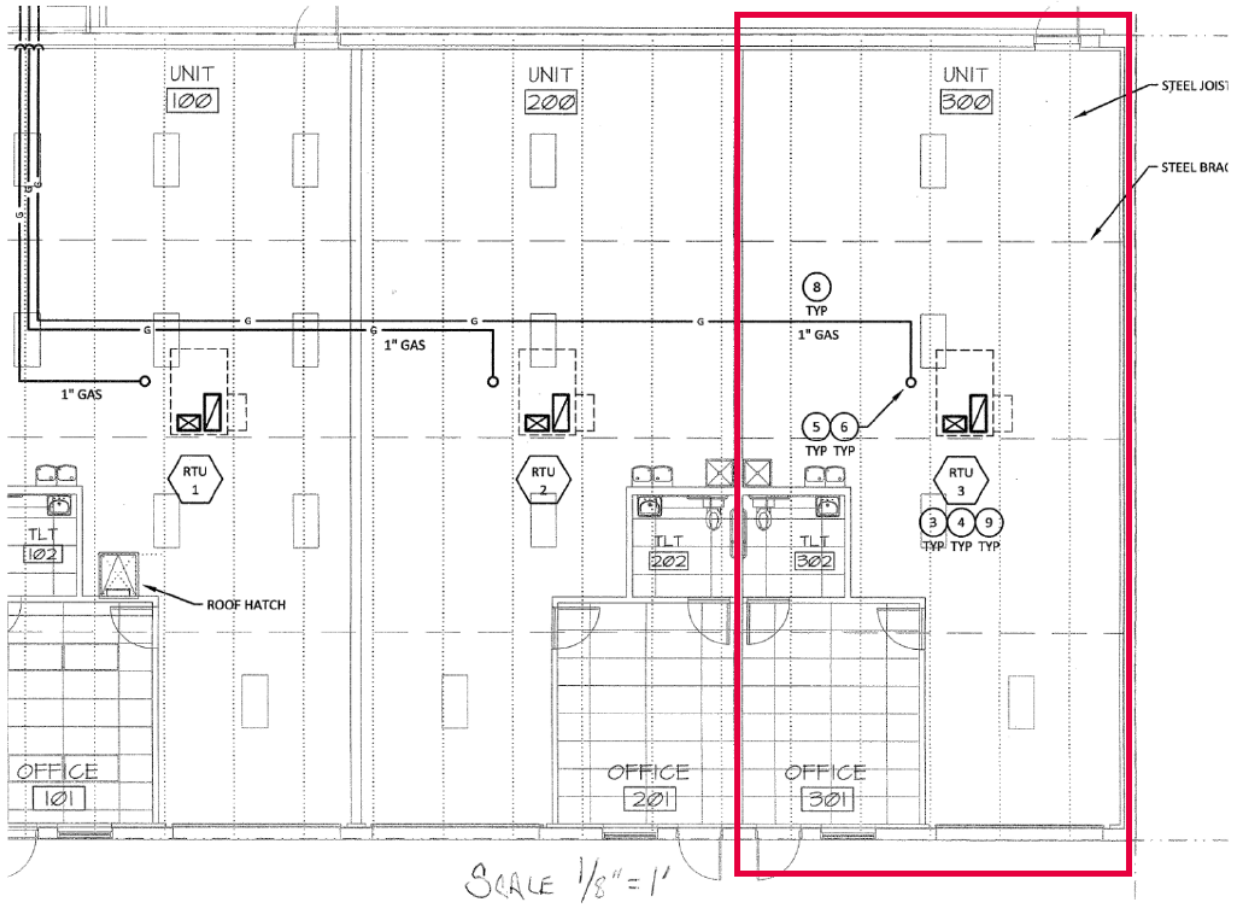
2. *Dispensing organizations, infuser, processor, transporter, shall not be located within 750 feet of the property line of any pre-existing public or private preschools, elementary schools, secondary schools, or day care centers. Dispensing organizations, infuser, processor, transporter, shall not be located within 750 feet of any property zoned within the UD University zoning district. In addition, dispensing organizations, infuser, processor, transporter, shall not be located within 750 feet from any of the following identified locations: any public library within the limits of the village, the Romeoville Village Hall, the Romeoville Recreation Center, or the Edward Athletic and Event Center. For purposes of divisions (C)(7)(a)2., (C)(7)(b)2. and (C)(7)(b)2.A. of this section, the relevant distance shall be measured between the nearest points on the property lines of the lot(s), tract(s) or tax parcel(s) used for cannabis related uses, and the lot(s), tract(s) or tax parcel(s) or zoning districts from which any separation required by divisions (C)(7)(a)2., (C)(7)(b)2. and (C)(7)(b)2.A. of this section shall be maintained.*














A. *In addition to the distance/separation requirements otherwise set forth in this division (C)(7), any dispensing organization, infuser, processor, transporter, located in an M-1 or M-2 zoning district shall not be located within 750 feet of any church or place of worship within the corporate limits of the village that is located in a zoning district other than a P-B zoning district, an M-1 zoning district or an M-2 zoning district.*

LEGAL DESCRIPTION

LOT 4 IN ROMEOVILLE INDUSTRIAL PARK UNIT 1, BEING A SUB OF PRT OF THE W1/2 OF THE NE1/4 OF SEC 34, T37N-R10E.

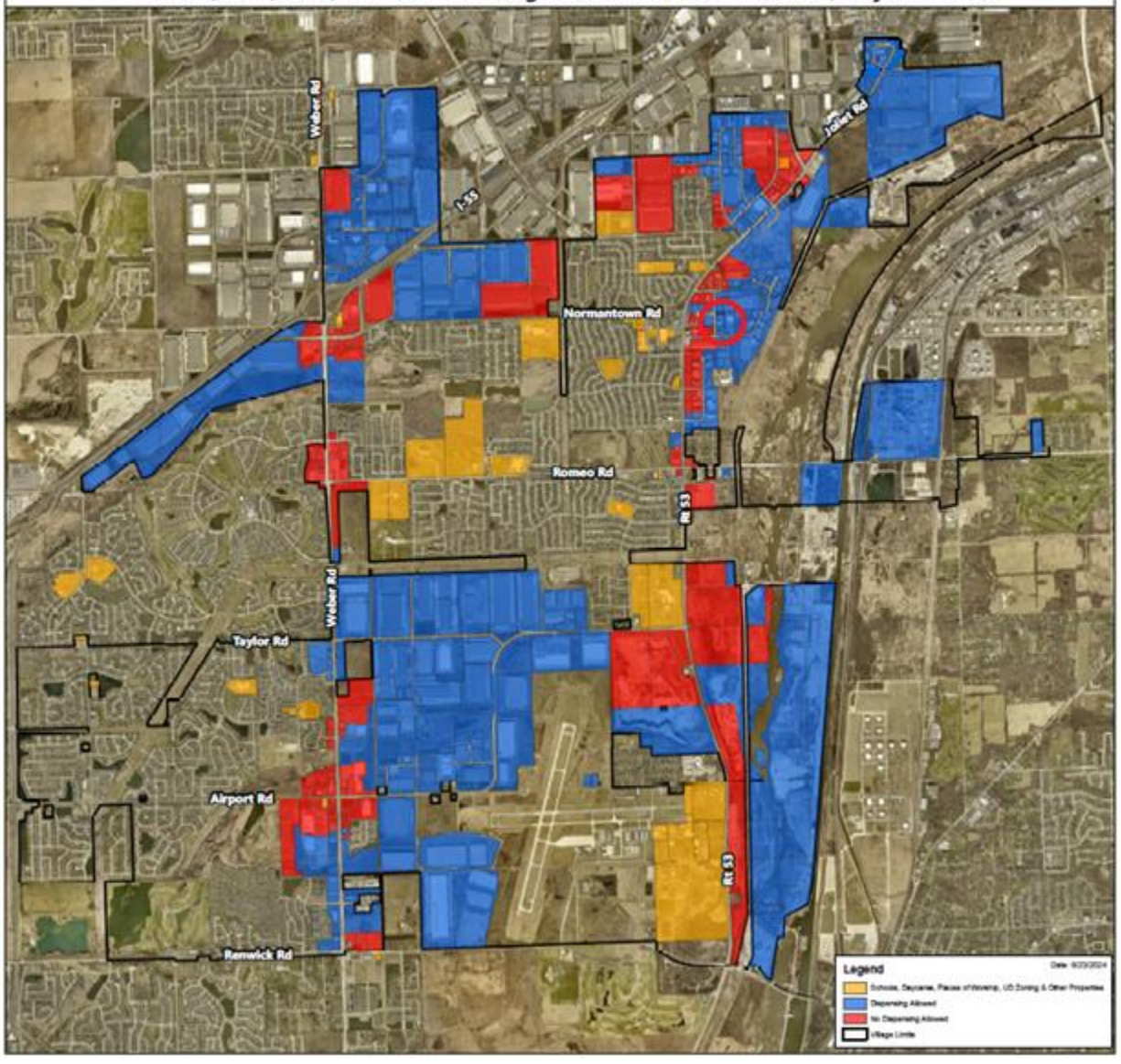




Access Control		
	Card Reader	3
	Electric Strike	3
	Video Doorbell	2
Intrusion Detection		
	Glass Break Detector	1
	Motion Detector	2
	IDS Keypad	1
	Alarm Sounder	1
	Panic Button	3
	Vibration sensor	2
	Overhead Door	1
	Door Contact	4
Video Surveillance		
	Fixed Camera	8
	Multi-Lens Camera	4



Location of Where Cannabis Dispensing Would be Allowed in M-1, M-2, M-R, P-B & B-3 Zoning with 750 FT From Schools, Daycares etc.



CTLTC XB1151
10 S. LaSalle Street, STE 2750
Chicago, IL 60603

November 18, 2024

The letter serves notices, that I am the owner of 645, 649, 651, 653 Parkwood Avenue, Romeoville, IL 60446. I authorize, Secure Transport, LLC or its Assignee, to file for a land development application to operate an Adult Use Cannabis Transporter Facility at the subject location: 649 Parkwood Avenue, Romeoville, IL 60446.

Thank you

Peter Lambiris

Peter Lambiris
CTLTC XB1151
Agent