



Robert V Fitzsimmons
975 E 22nd Street, Suite 200
Wheaton IL 60189

March 30, 2020

Plan Commission
Warrenville City Hall
28W701 Stafford Place
Warrenville, IL 60555

Dear Plan Commission Members,

Re: NuMed Special Use Application

NuMed proposes to use existing improvements on the property located at **4S120 N. IL-Route 59, Naperville, Illinois** for a cannabis dispensary and related retail operations (selling logo apparel, devices & merchandise) or industry events (including educational & social activities). As part of that application, I am including here an overview of our operations, our company, and the general research that indicates that dispensaries have no adverse effects on the communities in which they are located.

The vicinity in which we propose to operate has similar volume retail uses, traffic patterns and other physical attributes that would be entirely compatible with, rather adversely affected by the operation of a cannabis dispensary.

The improvements proposed, other than routine maintenance & signage, would be internal to the property and constitute tenant improvements of an ordinary nature, including a very high level of security, as dictated by State standards & consistent with the substantial industry experience of our management team.

Operations Overview:

NuMed proposes to operate from 10 am to 6pm, seven days a week (subject to adjustments based on market conditions). It will employ approximately 10-15 people, all of them fully vetted by the State of Illinois as registered dispensary agents. The process to license employees will include a full background check that requires fingerprinting.

Additionally, a licensed security guard will be present on premises at all times.

Ample parking will be provided with 29 parking stalls located on-site.



Security Overview:

An extensive 50+ page security plan designed by a security company specializing in cannabis operations has also been provided as part of this application.

Our stores are clean, modern and professional. Our security standards are more akin to those that would be seen at a bank than any other retail operation. These are some of the key security features of our operations:

- Extensive indoor and outdoor security cameras accessible by authorities. Cameras are able to record in low light situations, and all recordings are retained.
- At least one state-licensed security guard on premises during operating hours.
- Alarms in all access points
- Locked, remotely controlled access doors
- Product is kept in a secured vault, and a drop-safe is available for cash storage during operating hours.
- Redundant ID checks (at security lobby, and again at time of purchase)
- All product is tracked from seed to sale via state-approved software
- All product is sold in sealed packaging. Customers are not able to see, touch or smell product, and no consumption on premises is allowed.

Operations at a dispensary are very streamlined and safety-focused – and all of our operations comply or exceed state and local regulations. Furthermore, we have extensive experience in crowd-management systems that, in periods of high interest (such as immediately after opening) will allow us to regulate the flow of customers and reduce lines and wait times.

NuMed dispensaries make good neighbors:

Available data and academic research demonstrates that legal dispensaries do not pose a threat to the safety, economic wellbeing, or moral character of the area in which they operate. A few key studies are referenced below:

- **Crime rates are unaffected or reduced:** An overwhelming majority of studies—including one from the Journal Preventive Medicine¹ in 2018, and a Federal Reserve Bank 2017 paper—found no increase in crime related to the location of medical marijuana dispensaries or adult-use retail stores.² In fact, the high level of security

¹ Source: [Preventive Medicine Journal](#).

² Source: [Federal Reserve Bank](#).



- and presence of security cameras around dispensaries can be linked to reduced criminal activity in the immediate vicinity. A study published in the journal *Regional Science and Urban Economics* using data from Colorado found that an additional dispensary in a neighborhood can reduce crime rates by up to 19%.³
- **Teen use unaffected specifically, declines generally**: Colorado⁴ and Oregon state health reports show teen cannabis use is flat or down since licensed adult-use stores opened. In Washington, a 2018 *JAMA Pediatrics* study⁵ concluded use had fallen. Federally administered surveys show the 2016 teen use rate was the lowest in more than 20 years
- **Property values within the neighborhood are not negatively impacted**: In the context of special use proceedings in other jurisdictions and community impact assessments for our existing locations, we have reviewed and relied upon numerous reports that cannabis facilities of the type under discussion not only do not have a negative impact on neighboring property values but actually improve the neighborhoods in which we invest and the nearby property values. See, for example:
 - A 2016 study in the *Journal Economic Inquiry*⁶ concluded allowing stores added 6% to home prices, compared to “ban” towns.
 - A 2018 study in the journal *Contemporary Economic Policy*⁷ found home prices went up by 7.7% within a half-mile of a new cannabis dispensary.
 - A recent study from Clever Real Estate, a St. Louis-based platform that matches homebuyers with agents found that cities with recreational dispensaries saw home values increase almost \$23,000 more over the past five years than cities where cannabis was not permitted.⁸

³ Source: [Regional Science and Urban Economics](#).

⁴ Source: [Scientific American](#).

⁵ Source: [Journal of the American Medical Association – Pediatrics](#).

⁶ Source: [Economic Inquiry Journal](#).

⁷ Source: [Contemporary Economic Policy Journal](#).

⁸ Source: [Chicago Tribune](#).



Company Overview:

NuMed is an Illinois-based pharmaceutical-grade medical cannabis producer/retailer with annualized 2020 revenues of US\$20mm.

NuMed has consulted with or operated multiple cannabis related business in several states, including three operating medical dispensaries in Illinois (with the right to open three more immediately). NuMed has also applied for a number of additional licenses with the State of Illinois.

Our existing Illinois stores are among the most medically focused in the State, with Urbana adjacent to a regional medical center, East Peoria serving the most cancer patients in Central Illinois and Chicago being located in an area where there are no adverse impacts due to our presence.

I thank you in advance for your consideration, and look forward to answering any questions or concerns that the Commission may have regarding this application.

Best regards,

Robert V. Fitzsimmons
Chairman & CEO
NuMed Partners LLC