

## STAFF REPORT

**DATE:** July 11, 2022  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2022-41  
Petitioner: Emerald Coast LLC  
Property Owner: GW 2211 Jefferson Joliet LLC  
Location: 2211 W. Jefferson Street  
Request: A Special Use Permit to allow an adult-use cannabis dispensing organization

### Purpose

The petitioner is requesting a Special Use Permit to allow an adult-use cannabis dispensary, located at 2211 W. Jefferson Street. This request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

### Site Specific Information

The property in question is zoned B-3 (General Business) district. Bakers Square restaurant built the existing building several decades ago. Bakers Square permanently closed their Jefferson Street restaurant in March of 2019, and the building has been vacant since that time. The single-story building is approximately 4,909 square feet in size. The surface lot is currently striped for 64 vehicles; however, the applicant intends to modify the parking lot configuration as described later in this staff report. The property has one shared ingress / egress onto Jefferson Street, and the petitioner intends to maintain this access point.

### Surrounding Zoning, Land Use and Character

- North: B-3 (General Business); Office building
- South: B-3 (General Business); Marycrest Shopping Plaza
- East: B-3 (General Business); retail building
- West: B-3 (General Business); future retail building

### Applicable Regulations

- 47-12.2A - Special Uses for B-2 (Central Business) districts
- 47-15I - Adult-Use Cannabis (*refer to attachment*)
- 47-5.2(C) - Criteria for issuance of a Special Use Permit (*refer to attachment*)

## **Discussion**

Emerald Coast, on behalf of its operations partner Justice Cannabis Company, seeks approval of a Special Use Permit to allow an adult-use cannabis dispensary at this vacant retail property. The City of Joliet Zoning Ordinance allows adult-use cannabis dispensaries in the B-3 (General Business) district subject to the approval of a Special Use Permit. If this Special Use Permit is approved, the dispensary shall be operated under the name “Bloc” as will all other dispensaries operated by Justice Cannabis Company.

Justice Cannabis Company, a national cannabis company founded in Chicago, owns and operates cannabis cultivation centers and dispensaries in several states. Emerald Coast has been selected to receive a conditional adult-use cannabis dispensing organization license by the State of Illinois, and its full license is scheduled to be released within the next 60-90 days.

As detailed in the attached floor plan, the layout of the proposed dispensary distinguishes amongst the dispensary’s public area, limited access areas and highly restricted areas. The proposed dispensary’s public area is limited solely to the waiting area accessed through the main entrance to the building located at its southeast corner. The remaining space consists of showroom, sales floor area, including Point of Sales cashiers vault (limited access area), and packaging area and security (a highly restricted area). Additional details on their operations plan can be found in the attachment to this staff report.

State law provides that a dispensary is allowed to be open from 6:00 am to 10 pm. According to Emerald Coast, the hours of this dispensary would likely be: 7:00 AM to 9:00 P.M. Monday-Saturday and 8:00 A.M. to 7:00 P.M. on Sundays. The company intends to employ around 20 people, with six to twelve employees onsite at any given time.

Emerald Coast estimates that they will see approximately 750 customers per week at this location. According to Emerald Coast, many of the customers at other facilities pre-order their products, limiting the time they spend in the store. Emerald Coast estimates that the average visit by a customer will be less than ten minutes. The company purports that their clientele typically come throughout the day and do not follow “rush hour” patterns. At any time there is a backup or waiting line, there is an adequate area for line queuing along the east side of the building on the 90’ long sidewalk for customers to wait. If the dispensary becomes crowded or has a massive overflow, their plan is to deploy a security officer into the parking lot to help assist customers and keep the site free of traffic issues and safety.

The security plan for the proposed dispensary includes two-to-three-armed security guards on-site during business hours. One-to-two guards will greet purchasers and be stationed strategically to oversee the on-site operations, assist with deliveries, and conduct inside and outside perimeter checks. The remaining security guard will be watching the interior and exterior camera feed. Detailed information on their proposed security plan can be found in the attached operations narrative. The City of Joliet's Crime Prevention Officer reviewed their proposed plans and did not see any issues.

The redevelopment of this former restaurant property also includes renovations to the façade to rebrand this building and changes to the layout to improve functionality. Conceptual building elevations as well as a conceptual floor plan are included with the staff report packet. The façade will be updated with the introduction of a new color scheme with iron colored roof and white walls as well the application of wood paneling, removal of the front gable, removal of the glass-roofed addition on the west façade, and addition of metal awnings on the east and south facades.

The redevelopment of this former restaurant property also includes new landscaping along the front and sides of the building as well as 5' wide landscaping along the perimeter of the rear parking area and landscaped parking islands. The parking lot will be reconfigured to accommodate 53 parking spaces, which exceeds the City's parking space requirement for a building this size. The City requires 1 parking space for every 180 square feet of gross floor area, which translates to 28 spaces for a 4,909 square foot retail building. The site lighting will be updated to current City requirements. A new 16' wide sidewalk will also be installed to connect the main entrance to the public sidewalk along Jefferson Street. The proposed conceptual site plan and conceptual landscape plan are attached to this staff report. The City of Joliet's Traffic Engineer reviewed the submitted Traffic Impact Study and did not see any issues regarding its findings. The Traffic Impact Study can also be found as an attachment.

### **Conditions**

If the Zoning Board desires to approve this Special Use Permit, the following conditions would be included:

1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any

special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

**ZONING BOARD OF APPEALS**

**CRITERIA FOR ADULT-USE CANNABIS SPECIAL USES**

Section 47-15 I (ADULT-USE CANNABIS) states:

*The following components of the Adult-Use Cannabis Facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:*

	Does the evidence presented sustain this criteria?	Comments
(1) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.		
(2) Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, and building code compliance.		
(3) Hours of operation and anticipated number of customers/employees.		
(4) Anticipated parking demand and available private parking supply.		
(5) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.		
(6) Site design, including access points and internal site circulation.		
(7) Proposed signage plan.		

**ZONING BOARD OF APPEALS**  
**CRITERIA FOR SPECIAL USES**

Section 47-5.2 (C) of the Zoning Ordinance states:

*A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:*

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That 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; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

# TIMM & GARFINKEL, LLC

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CRYSTAL LAKE, IL 60014  
(P) 815.477.7476  
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[WWW.LTGLEGAL.COM](http://WWW.LTGLEGAL.COM)

CRAIG KRANDEL  
(D) 815.477.7476  
[CKRANDEL@LTGLEGAL.COM](mailto:CKRANDEL@LTGLEGAL.COM)

June 17, 2022

City of Joliet  
Planning Division  
150 West Jefferson Street  
Joliet, IL 60432

Attn: **Jayne M. Bernhard, City Planner**

Re: **EMERALD COAST LLC Cannabis Dispensing Organization Application**  
**Property at: 2211 Jefferson Joliet, IL**  
**Our File: 22- 141**

Dear Jayne::

We are pleased to have the opportunity to work with the City of Joliet in the redevelopment of the above property into a Cannabis Dispensing Organization (Dispensary)

In accordance with Joliet Ordinances attached please find our client's Application for Special Use pursuant to Joliet Zoning Code *Sections 47-15 I, as well for all Special Uses within Joliet as required per Section 47-5.2 (C)*

We look forward to the opportunity to continue working with City staff in this matter and to presenting before your Commission and ultimately the City Council. If anything, more you desire or wish to discuss in these regards please do not hesitate to reach back to me. I am best reached on my cell, 815-482-0208 or via email at [ckrandel@ltglegal.com](mailto:ckrandel@ltglegal.com)

Sincerely,

TIMM & GARFINKEL, LLC

By:

  
\_\_\_\_\_  
Craig S. Krandel

cc: *Mitchell Zaveduk, Justice Cannabis Co via email*

**Emerald Coast LLC  
2211 Jefferson  
Special Use Application**

**Table of Contents**

1. Special Use Permit Application
2. Application Narrative (Includes details as to deliveries as well Security protocols)
3. A Site Plan
3. Floor plan
4. Traffic Impact Study
5. Security installations/security plan
6. Signage plan.
7. An affidavit affirming compliance with this Ordinance provided herein and all other requirements of the Act.

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial): \_\_\_\_\_\*\*\*

Payment received from: \_\_\_\_\_

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date requested: \_\_\_\_\_

ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS

**PETITION FOR SPECIAL USE PERMIT**

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432  
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 2211 W Jefferson St.

PETITIONER'S NAME: Emerald Coast LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 311 N. Aberdeen Ste 300 Chicago, IL ZIP CODE: 60607

PHONE: (Primary) 847-989-9287 (Secondary) N/A

EMAIL ADDRESS: mitch@justicecannabisco.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: GW 2211 Jefferson Joliet LLC, an Illinois limited liability company

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 2211 N. Elston Ave, Suite 400 Chicago, IL 60614 ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: mitch@gwproperties.com FAX: N/A

**Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition.** Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone*):

Mark Passerini (Mission Dispensaries) 1330 Torrence Ave Calumet City, IL 60409 (773) 909-9500

Jake Coward (Consume Dispensaries) (815) 674-3203

OTHER PROJECTS AND/OR DEVELOPMENTS:

None yet for Emerald Coast, however, its operations partner, JG IL LLC d/b/a Justice Cannabis Company, an Illinois limited liability company has a Cultivation Center in Edgewood Illinois, as well as 11 Dispensaries across the United States.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-07-304-013 ;

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*\*\*Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website\*\**

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

Attached

LOT SIZE: WIDTH: 150 DEPTH: 290 AREA :41,635

PRESENT USE(S) OF PROPERTY: Vacant, no current use

PRESENT ZONING OF PROPERTY: B-3 General Business

SPECIAL USE REQUESTED: Special Use for the operation of an Adult-Use Cannabis Dispensing Organization

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That 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; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

THE WEST 150 FEET OF THE SOUTH 330 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART DEDICATED FOR HIGHWAY PURPOSES TO THE STATE OF ILLINOIS AS SHOWN BY AN INSTRUMENT DATED MAY 6, 1928 AND RECORDED IN BOOK 642, PAGE 541 AS SHOWN BY THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS AND ALSO EXCEPT THEREFROM THAT PART CONVEYED TO STATE OF ILLINOIS IN QUIT CLAIM DEED, DOCUMENT NO. R65-11276, IN WILL COUNTY, ILLINOIS.

Commonly known as: 2211 W Jefferson St. Joliet, IL

PIN 07-07-304-013

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

Based on prior dispensaries as developed, the proposed use, as a Cannabis Dispensary, should not have any negative impact or affect the public health, safety, morals, comfort or general welfare of surrounding properties

2. How will the special use impact properties in the immediate area? Typically, the development of a Cannabis Dispensary will enhance the safety of an area due to increased security as will be developed. The enhanced use of the property and traffic may also help surrounding properties' businesses.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The development of a Cannabis Dispensary should not in any way impede the normal/orderly development/improvement of the surrounding properties.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

As part of the development plan all recommendations and suggestions of the traffic study shall be put in place in order to address any ingress/egress issues as may exist.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

This use does otherwise conform to the applicable regulations of the B-3 zoning district.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

Not applicable.

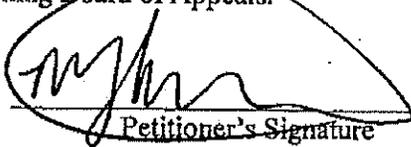
**REQUIRED SUPPORTING ATTACHMENTS**

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

**NOTARIZATION OF PETITION**

Arizona  
STATE OF ~~ILLINOIS~~ ss  
COUNTY OF ~~WILL~~ Maricopa

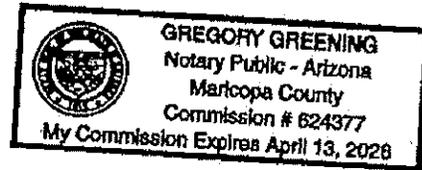
I, Matthew Hagglund, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

  
\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 15<sup>th</sup> day of June, 2022

  
\_\_\_\_\_



**REQUIRED SUPPORTING ATTACHMENTS**

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Mitch Goltz, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

\_\_\_\_\_  
Petitioner's Signature

Mitch Goltz

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 15 day of JUNE, 2022

Bryan Rosenblum

BRYAN ROSENBLUM  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jul 28, 2024

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

2211 W Jefferson St.

PIN(s): 07-07-304-013

### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Mitch Goltz (50%) 2211 N. Elston Ave, Suite 400 Chicago, IL 60614 773-304-8600

Shai Wolkowicki (50%) 2211 N. Elston Ave, Suite 400 Chicago, IL 60614 312-613-7424

E-MAIL: mitch@gwproperties.com

FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

See Attached

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E-MAIL: mitch@gwproperties.com FAX: \_\_\_\_\_

**NOTE:**  
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** Mitch Goltz

**DATE:** 6-15-22

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**

Mitch Goltz, Manager/Member 773-304-8600

**PRINT**

**EMERALD COAST LLC  
OWNERSHIP**

Matthew Joseph Hagglund, Jr. (49%)

2625 E Camelback Rd Apt 301 Phoenix, AZ. 85016 (309)-846-5230

Justin Frankel (47%)

50 Main Street, Suite 1410 White Plains, NY 10606 (917)-843-8580

Alan Dordek (2%)

606 Lawler Wilmette, IL 60091 (847)-251-1606

Tyrone J. Harris (2%)

3921 Monroe Bellwood, IL 0104 (773)-507-2947

**Emerald Coast LLC, an Illinois limited liability company, is applying for a Special Use designation for the property located at 2211 West Jefferson Street which is improved with a single-story building, containing approximately 4,909 sq. ft., which was formerly a Bakers Square restaurant, for the operation of a “Adult-Use Cannabis Dispensing Organization” as provided for pursuant to Joliet Zoning Code Sections 47-15 I and 47-5.2(C).**

**Emerald Coast has partnered with Justice Cannabis Co., an accomplished national cannabis company founded in Chicago, which owns and operates cannabis cultivation centers and dispensaries in several states. Emerald Coast has been selected to receive a conditional Adult Use Cannabis Dispensing Organization license by the State of Illinois, and its full license is scheduled to be released within the next 60-90 days. If this Special Use is approved, the Dispensary shall be operated under the name “Bloc” as will all other dispensaries operated by JG IL LLC d/b/a Justice Cannabis Company an Illinois limited liability company.**

This Dispensary we believe is well located and fully compliant with all terms and requirements of Section 47-15 I, as well for all Special Uses within Joliet as required per Section 47-5.2(C) and will service recreational users. The property in question lies outside of the *Exclusion Overlay District* as noted in the Joliet Ordinance.

As noted above, the property in question meets the location requirements in that it is located more than: (1) 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home (2) 250 feet of the property line of a pre-existing property zoned for residential purposes, (3) 1,500 feet of the property line of a pre-existing Adult-Use Cannabis Dispensing Organization or a Medical Cannabis Dispensary Organization.

**In regard to the operation of the proposed dispensary as required per Village Code:**

### **General Operations**

Emerald Coast plans to sell cannabis, cannabis-infused products, including but not limited to vaporizers, vaporizer cartridges, topicals, tinctures and edibles, which will be obtained from an Illinois registered adult use cultivation center, craft grower, infuser, or other licensed dispensary. In order to provide purchasers with as wide of an array of products as possible, Emerald Coast will carry an assortment of products from various cannabis cultivation licensees such that the products secured from one licensee does not exceed forty percent (40%) of Emerald Coast’s total inventory available for sale. All sales to eligible purchasers shall be in accordance with the rules of the Cannabis Regulation and Tax Act (the “Act”).

As detailed in the enclosed floor plan, the layout of the Proposed Dispensary distinguishes amongst the Proposed Dispensary's public area, limited access areas and highly restricted areas. The Proposed Dispensary's public area is limited solely to the waiting area accessed through the main entrance to the building located at its southeast corner. The remainder of space consists of i) showroom, sales floor area, including Point of Sales cashiers (limited access area) vault, packaging area and security, deemed a highly restricted area.

Because the business may be cash-intensive, Emerald Coast will utilize a "smart safe" to minimize the danger of theft. The smart safe logs each cash purchase and automatically stores the cash in a safe on premises. Dispensary Managers can only access the safe via tracked log-ins. Each transaction is uploaded to Emerald Coast's bank in real time. The bank regularly deploys an armored vehicle to collect the cash and reconcile the amount. That minimizes the likelihood of theft by both employees and third parties and provides an additional layer of transparency for tracking cash flow.

As noted above, Emerald Coast is working with Justice Cannabis, a dispensary management consultant with extensive experience in cannabis sales in multiple states. As a result, Emerald Coast can benefit from the consultant's breadth of experience to utilize best practices and standard operating procedures with a proven track record.

Emerald Coast will employ Leaflogix, a state-of-the-art inventory- and sales-tracking platform that maximizes transparency with state regulators. Once the purchaser's order is placed into Leaflogix by the Dispensary Agent, the order then shows up on the terminal in product vault, where it is fulfilled by an employee, automatically logging, and tracking the delivery from which the product originated. The order is then handed to the Dispensary Agent. At checkout, the purchaser can pay via cash or with debit card. If the purchaser pays via debit card, our debit card processor, LeafPay, integrates directly with LeafLogix. If the purchaser pays with cash, that transaction is also logged into Leaflogix. In either case, every part of the transaction is recorded in Leaflogix, which automatically uploads every detail to the state's inventory tracking system, Biotrack. Thus, each delivery, purchase, or other interaction is immediately communicated to state regulators in real time. Once the sale is completed the Purchaser will exit the Proposed Dispensary.

Emerald Coast anticipates that, after a short ramping-up period, it will serve approximately 750 customers per week (*based on data from dispensaries around the country ranging from 400 to 1,400 customers per week*), with each purchaser staying between five and ten minutes at the dispensary and spending \$75 and \$200 per transaction. Emerald Coast anticipates that, at the start, sales will be approximately 80 percent cash and 20 percent debit transactions, although the proportion of debit transactions appears to be increasing over time. Team members come to Justice Cannabis Co. with a history of successful results building and managing financially sustainable facilities.

## **Traffic and parking**

The parking at the facility will meet the needs of a dispensary of this size based on experience with the other dispensaries as operated by Justice Cannabis. In this regard:

- A. Within the envelope of the subject property, it will have 53 parking spaces (includes 4 handicapped), The minimum required number of parking spaces by code is 1 space per 180 square feet of gross floor area. The gross floor area of the building on the subject property is 4,909 square feet and as such requires a minimum of 28 parking spaces.
- B. Many of the current customers at other facilities pre-order their products, limiting the time they spend in the store. Average visit by a customer is under ten (10) minutes.
- C. Justice Cannabis' clientele typically come throughout the day and do not follow "rush hour" patterns.
- D. At any times there is a backup or waiting line, there is adequate area along the east side of the building on a sidewalk of approximately 90' as well a grassy area for customers to wait. If crowded or have a massive overflow, the plan shall be to deploy a security officer into the parking lot to help assist customers and keep the site free of traffic issues and safety.

## **Loitering/On-site consumption**

- A. Strictly prohibited by law. Our customers know this, and our experience indicates this is not a problem.
- B. Armed security guards shall be enforcing

## **Security**

As the business may be cash-intensive, the Applicant will utilize a "smart safe" to minimize the danger of theft. The smart safe logs each cash purchase and automatically stores the cash in a safe on-premises. Dispensary Managers can only access the safe via tracked log-ins. Each transaction is uploaded to Applicant's bank in real-time. The bank regularly deploys an armored vehicle to collect the cash and reconcile the amount. That minimizes the likelihood of theft by both employees and third parties and provides an additional layer of transparency for tracking cash flow.

Additionally, in order to provide customers with the best experience, the Applicant's Dispensary Agents will receive extensive training. In addition to participation in the Applicant's Responsible Vendor Program, approved by the Illinois Department of Financial and Professional Regulations ("IDFPR"), all Dispensary Agents participate in an extensive two-week training course which includes:

- i) Classroom instruction on topics including cannabis product information, daily purchasing limits, safe consumption of cannabis, and the use of specific cannabis products;
- ii) Behind-the-counter training, including how to effectively operate Applicant's Point of Sale (POS) system and inventory control system and iii) situational training. Dispensary Agents are also required to participate in continuing education programs in order to remain current with industry practices. The applicant will maintain records and evidence of training of its Dispensary Agents in its files, which will be maintained on-site and available for IDFPR for inspection and audit, if necessary.

The Applicant, in consultation with Justice Security LLC, its contracted third-party security firm, has established a robust security plan. The Proposed Dispensary will include two (2) to three (3) armed security guards on-site within business hours. 1-2 guards will greet purchasers and be stationed strategically to oversee the on-site operations, assist with deliveries, and conduct inside and outside perimeter checks. The remaining security guard watching the interior and exterior camera feed. Thirty (30) to fifty (50) high-definition cameras, which capture photo-quality facial images, will be located throughout the Proposed Dispensary, In addition to the cameras, there will be controlled monitored access, glass break, door position, and intrusion alarms monitored 24/7, that will notify the police if there were to be an intrusion or robbery. Applicants' security guards will be trained specifically for cannabis dispensary operations. Such training will include crowd control, traffic control, extensive firearms training, and de-escalation techniques

As noted in the enclosed floor plans, the product will be delivered through the north end of the building. The product will then be transported to the secured vault, which will house cannabis and cannabis-infused products. Dispensing Agents will adhere to strict unloading/loading protocols and regulations related to receiving cannabis products including the physical reception of the cannabis and cannabis-infused products, inventory logging, and secure storage. Every inventory purchase that Applicant makes from a cultivator, infuser, or other vendor is logged into Leaflogix on delivery. The Receiving Area and storage area are located away from the POS area and handled by a limited number of employees.

### **Hours of operation**

- A. Typically ask for approvals requested for 7:00 AM to 9:00 P.M. (Monday-Saturday); 8:00 A.M. to 7:00 P.M.(Sundays)
- B. Willing to work with the Community and adjust hours as requested.

## **Lighting**

- A. The parking area will be fully lit in accordance with applicable Joliet codes.

## **Advertising**

- A. Dispensary name will be “Bloc” which will be in line with all other dispensaries operated by the Justice Cannabis family of dispensaries.
- B. Will not include any cannabis type decorations or blatant verbiage anywhere in company advertising.

## **Impact on Local Economy – Employment**

- A. Generally, six to twelve employees on site at all times, depending on day and time.
- B. Location will typically hire twenty per location, sixteen full-time and four part-time
- C. Will, to the extent possible, look to hire from the local community and typically will have job fairs on site prior to opening.
- D. Advertisement handled through local channels for employees

## **Impact on Local Economy – Tax Revenue**

- A. As indicated, the Village will receive 3% of gross sales.
- B. Gross sales projected to be between \$500,000 and \$1,000,000 per month.
- C. Based on estimates for this location (*based on experiences with other Justice Cannabis’ existing dispensaries*), it is anticipated that this dispensary will earn towards the high end of that range.

## **Special Use Requirements**

In regard to the general Special Use Requirements of Section 47-5.2 of Joliet Village Code we believe the Emerald Coast ’s proposed use and property in question meet same for the reasons as noted in our Application.

In further regard to the Emerald Coast and its operational partner, Justice Cannabis:

- All of Justice Cannabis Company’s dispensaries are doing business as BLOC Dispensary
- Justice Cannabis Company is very committed to its proposed dispensary operations in Illinois

- Justice Cannabis Company an existing cultivation site near Effingham, IL producing cannabis products since 2017
- Through its network and current licenses, there will be up to ten (10) BLOC dispensaries in Illinois

**Current Dispensaries operated by Justice Cannabis Company (as of 6/17/22):**

- BLOC Dispensary – Belton, MO
- BLOC Dispensary – Farmington MO
- BLOC Dispensary – Richmond Heights MO
- BLOC Dispensary – Valley Park MO
- BLOC Dispensary – Kirksville MO
- Bloc Pharmacy – South Jordan UT
- Bloc Pharmacy – St. George UT
- BLOC Dispensary – Bethlehem, PA (Photos Below)
- BLOC Dispensary – Dickson City PA
- BLOC Dispensary – Edwardsville, PA
- BLOC Dispensary – Benton Harbor, MI



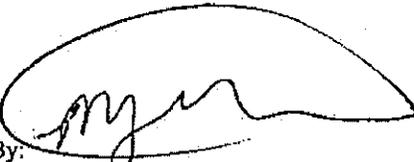


**AFFIDAVIT**

I, Matthew Joseph Hagglund, being first duly sworn, on oath say, and also covenant and warrant as follows:

1. I am a Manager and Member of Emerald Coast LLC, an Illinois Corporation.
2. That in accordance with the Joliet Zoning I hereby affirm that our Application for our proposed "Adult-Use Cannabis Dispensing Organization" as provided for pursuant to Joliet Zoning Code Sections 47-15 I and 47-5.2(C) meets all requirements thereunder as well the requirements pursuant to the Cannabis Regulation and Tax Act, (P.A. 101-0027).
3. That this Affidavit is made in accordance with to Joliet Zoning Code Section 47-15 I 3 j.

AFFIANT FURTHER STATE: NOT

By: 

Matthew Joseph Hagglund

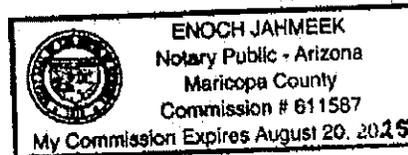
State of Arizona  
County of Maricopa

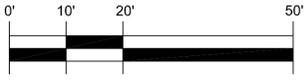
SUBSCRIBED AND SWORN to  
before me this 17 day  
of June 2022.

Enoch Jahmeek, Notary Public



Commission Exp: 08-20-2025





LOCATION MAP



UNITED SURVEY SERVICE, LLC  
CONSTRUCTION AND LAND SURVEYORS  
771 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: USURVEY@USANDCS.COM  
**ALTA / NSPS**  
**LAND TITLE SURVEY**  
OF

THE WEST 150 FEET OF THE SOUTH 330 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART DEDICATED FOR HIGHWAY PURPOSES TO THE STATE OF ILLINOIS AS SHOWN BY AN INSTRUMENT DATED MAY 6, 1928 AND RECORDED IN BOOK 642, PAGE 541 AS SHOWN BY THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS AND ALSO EXCEPT THEREFROM THAT PART CONVEYED TO STATE OF ILLINOIS IN QUIT CLAIM DEED, DOCUMENT NO. R65-11276, IN WILL COUNTY, ILLINOIS.

KNOWN AS: **2211 W. JEFFERSON STREET, JOLIET, ILLINOIS**

PERMANENT INDEX NUMBER: 07 - 07 - 304 - 013 - 0000

AREA = 41,635 SQ. FT. OR 0.956 ACRE

NOTE:  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	65
HANDICAP	3
TOTAL	68

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS **W. JEFFERSON STREET**.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- **ITEM # 9 FROM TABLE A**  
THERE ARE 68 STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- **ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 14 FROM TABLE A**  
DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS SPRINGFIELD AVENUE IS 860.30 FEET.
- **ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 FROM TABLE A**  
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- **ITEM # 19 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: 3123315  
EFFECTIVE DATE: **DECEMBER 30, 2021**

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

**ITEMS 1 - 18**  
NOT SURVEY RELATED

**ITEM 19.**  
A 118 FEET BUILDING SETBACK LINE ALONG THE SOUTHERN BOUNDARY OF PREMISES AS CONTAINED IN WARRANTY DEED FROM JULY T. SEIL TO CHICAGO DISTRICT PIPELINE COMPANY RECORDED JULY 29, 1938 AS DOCUMENT NUMBER 510246, AND AS DISCLOSED IN DEED FROM NATURAL GAS COMPANY OF AMERICA TO POPPIN FRESH PIES, INC. RECORDED JANUARY 17, 1978 AS DOCUMENT NUMBER R78-1588. AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228. **(PLOTTED ON THE DRAWING)**

**ITEM 20.**  
EASEMENT PROVISIONS GRANTED FROM NATURAL GAS PIPELINE COMPANY OF AMERICA TO COMMONWEALTH EDISON COMPANY, AFFECTING THE WEST 5 FEET, ALSO AS DISCLOSED IN DEED FROM NATURAL GAS PIPELINE COMPANY OF AMERICA TO POPPIN FRESH PIES, INC. RECORDED JANUARY 17, 1978 AS DOCUMENT NUMBER R78-1588. AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228. **(PLOTTED ON THE DRAWING)**

**ITEM 21.**  
TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN EXISTING UNRECORDED AGREEMENT DATED JANUARY 14, 1986 MADE BY AND BETWEEN HAMPTON MERCURY INVESTMENT COMPANY (FIRST PARTY) AND VICORP RESTAURANTS, INC. (SECOND PARTY) RELATING TO THE SHARING OF AN EXISTING DRIVEWAY ENTRANCE LOCATED ON THE INSURED LAND, IN FAVOR OF THE LAND LEGALLY DESCRIBED AS THE EAST 207 FEET OF THE WEST 357 FEET OF THE SOUTH 263 FEET OF THE EAST 80 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED IN CASE W65G1614H IN WILL COUNTY, ILLINOIS AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228.

**ITEMS 23 - 26.**  
NOT SURVEY RELATED

CITY OF JOLIET  
150 W. JEFFERSON STREET  
JOLIET, IL 60432  
815-724-4000

ZONING REQUIREMENTS:  
**B-3 : GENERAL BUSINESS DISTRICTS**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **JEFFERSON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.**

- **GW PROPERTY GROUP LLC**

- **FIRST AMERICAN TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.

DATE OF PLAT: MARCH 3, 2022.

BY:  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023



LOT 4

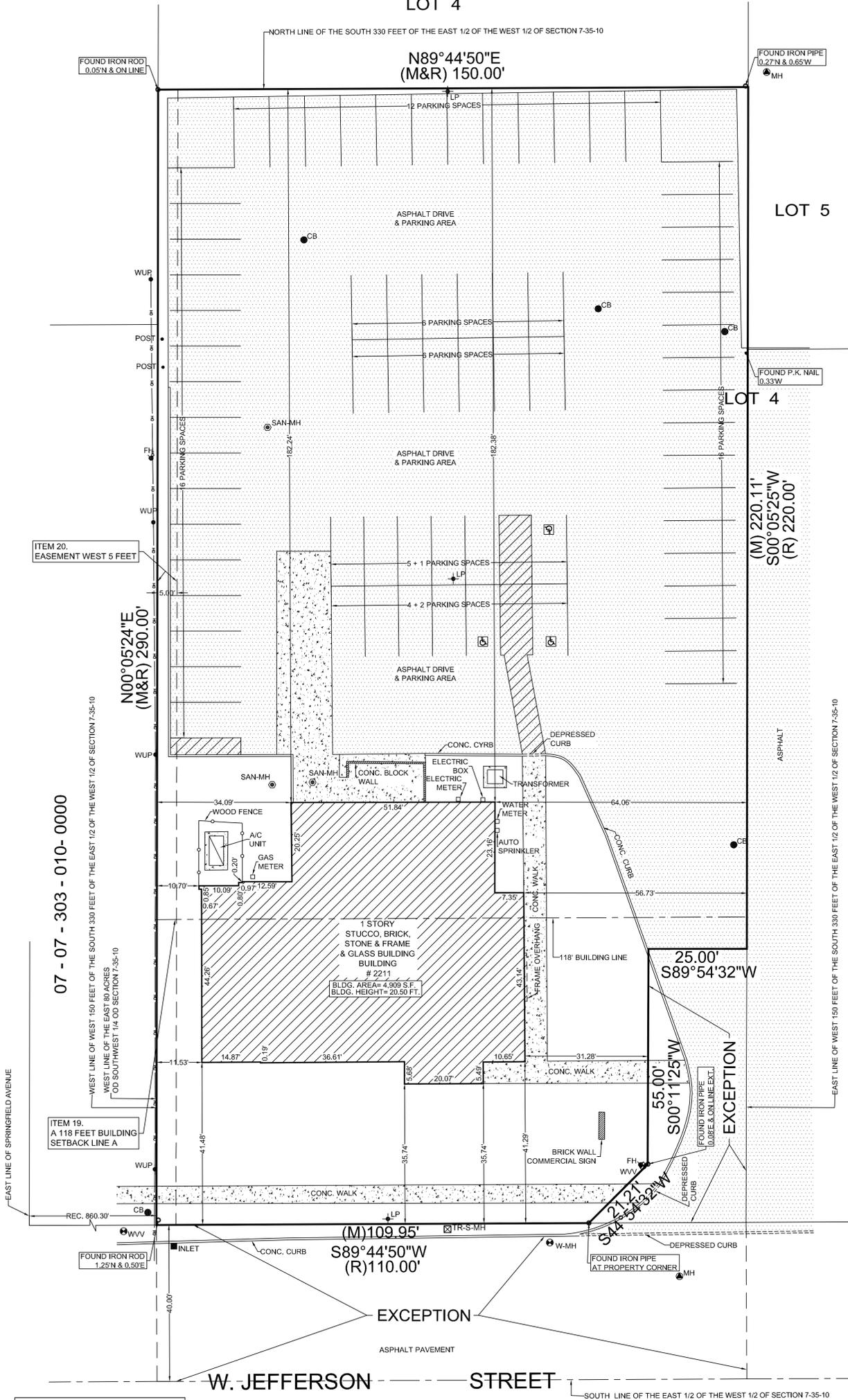
N89°44'50"E  
(M&R) 150.00'

LOT 5

(M) 220.11'  
S00°05'25"W  
(R) 220.00'

07 - 07 - 303 - 010 - 0000

07 - 07 - 304 - 009 - 0000



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	W-MH WATER MANHOLE
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	POST METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

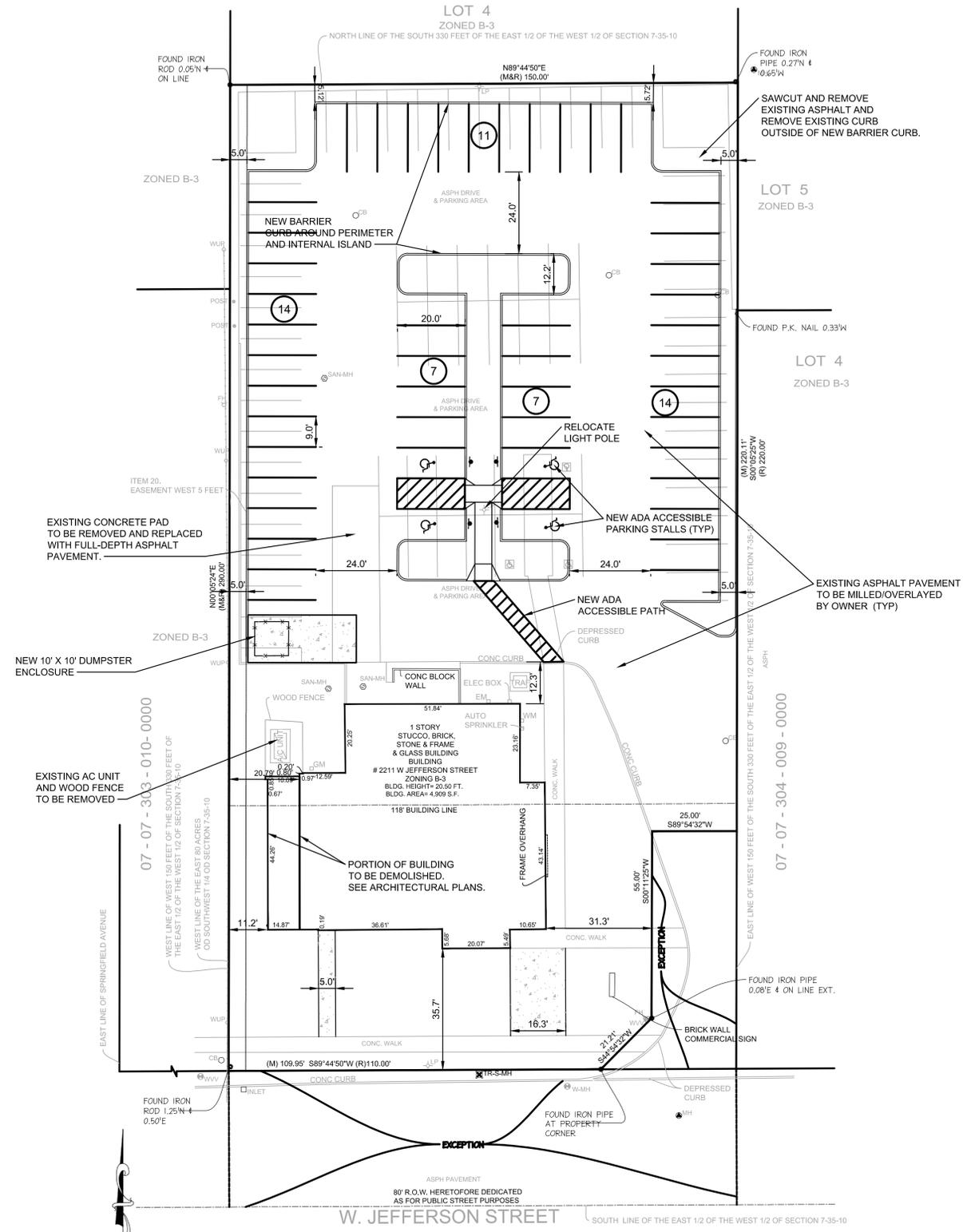
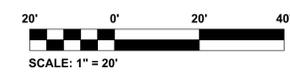
80' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

ORDERED BY: GW PROPERTIES	
SCALE : 1" = 15'	
DATE : MARCH 1, 2022	
FILE No.:	
2022 - 29871	DATE REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17197 C 0144 G, WITH A DATE OF IDENTIFICATION OF FEBRUARY 15, 2019, FOR COMMUNITY NUMBER 170702 0144 G, IN WILL COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DWG: C:\projects\20230501\40642203501 - Plan.dwg  
 CTB: Trans-std.ctb  
 PLOT DATE: 6/15/2022 3:17:32 PM  
 OPERATOR: AMBIESMANN  
 SAVE DATE: 6/15/2022 1:33:42 PM



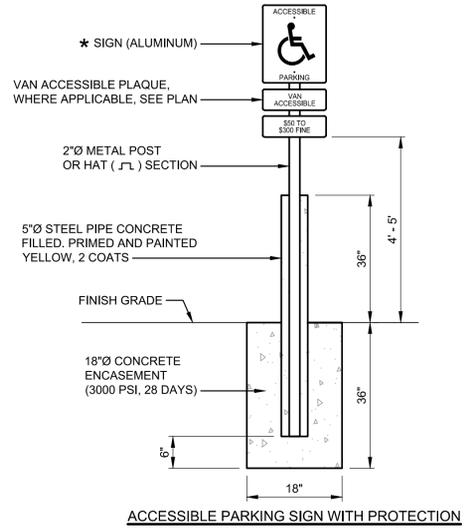
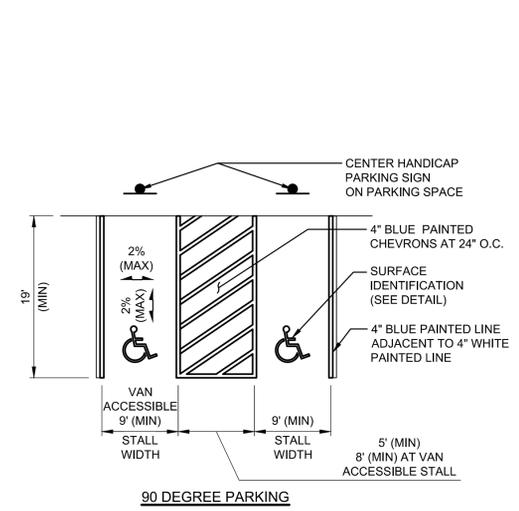
**DEVELOPMENT NOTES**

- OVERALL AREA OF TRACT: 0.96 ACRES
- CURRENT ZONING: B-3
- PROPOSED USE: ADULT-USE CANNABIS DISPENSING ORGANIZATION
- PARCEL ADDRESS: 2211 W JEFFERSON STREET
- OWNER/DEVELOPER: JUSTICE CANNABIS 161 WAUKEGAN NORTHFIELD, IL 60093
- REQUIRED BUILDING SETBACKS:
  - FRONT YARD: 118 FEET
  - SIDE PARKING SETBACK: 5 FEET
  - REAR PARKING SETBACK: 5 FEET
- PARKING REQUIRED:
  - 1 PER 180 SF OF GROSS FLOOR AREA
  - BLDG FOOTPRINT = 4,909 SF
  - 4,909/180 = 27.3
  - TOTAL REQUIRED = 28
  - TOTAL PROVIDED = 53 TOTAL SPACES (INCLUDING 4 ACCESSIBLE)

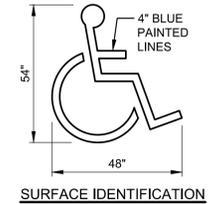
**NOTES:**

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

DESCRIPTION	EXISTING	NEW
SITE PROPERTY LINE		
ADJACENT PROPERTY LINE		
PARKING COUNT (MINOR)		
PARKING COUNT (MAJOR)		
TREE (SIZE SPECIFIED)		
SHRUB		
STREET SIGN		
FLAGPOLE		
MAILBOX		
COMMUNICATIONS CONDUIT OR CABLE (ABOVE/BELOW GRADE)		
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)		
FIBER OPTIC LINE		
FIRE WATER LINE		
SANITARY FORCE MAIN		
GAS LINE		
WATER LINE		
UTILITY POLE		
GUY WIRE		
UTILITY METER (TYPE SPECIFIED)		
UTILITY VALVE (TYPE SPECIFIED)		
UTILITY MANHOLE (TYPE SPECIFIED)		
STREET LIGHT		
FIRE HYDRANT		
SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)		
STORM SEWER DESIGNATION		
SANITARY SEWER DESIGNATION		
DOWNSPOUT		
STORM SEWER (SIZE, TYPE)		
STREET OR AREA INLET		
MANHOLE		
FLARED END SECTION		
FENCE		
GUARDRAIL		
DRAINAGE V-DITCH		
DRAINAGE FLAT BOTTOM DITCH		
LIMITS OF DISTURBANCE		
ASPHALT PAVEMENT		
CONCRETE PAVEMENT		



\* SIGN AND HEIGHT TO MEET STATE, COUNTY, AND CITY REQUIREMENTS AND SIGN SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND MUST READ "\$50 TO \$300 FINE"



**BLANCHARD AE GROUP, LLC**  
 LAURA BLANCHARD, P.E.  
 PROFESSIONAL ENGINEER NO. E-42947-6  
 1425 WAKARUSA DR STE B LAWRENCE, KS  
 66049  
 PH: 785.993.0300  
 LBLANCHARD@BAE.GROUP

**CIVIL ENGINEER: HORNER SHIFRIN**  
 101 LAURA K DRIVE, STE. 101 OTTAWA, MO 65366-3991  
 656-526-0266 - FAX: 656-526-2910 WWW.HORNERSHIFRIN.COM  
 CERTIFICATE OF AUTHORITY: 000159  
 EXPIRATION DATE: DECEMBER 31, 2023

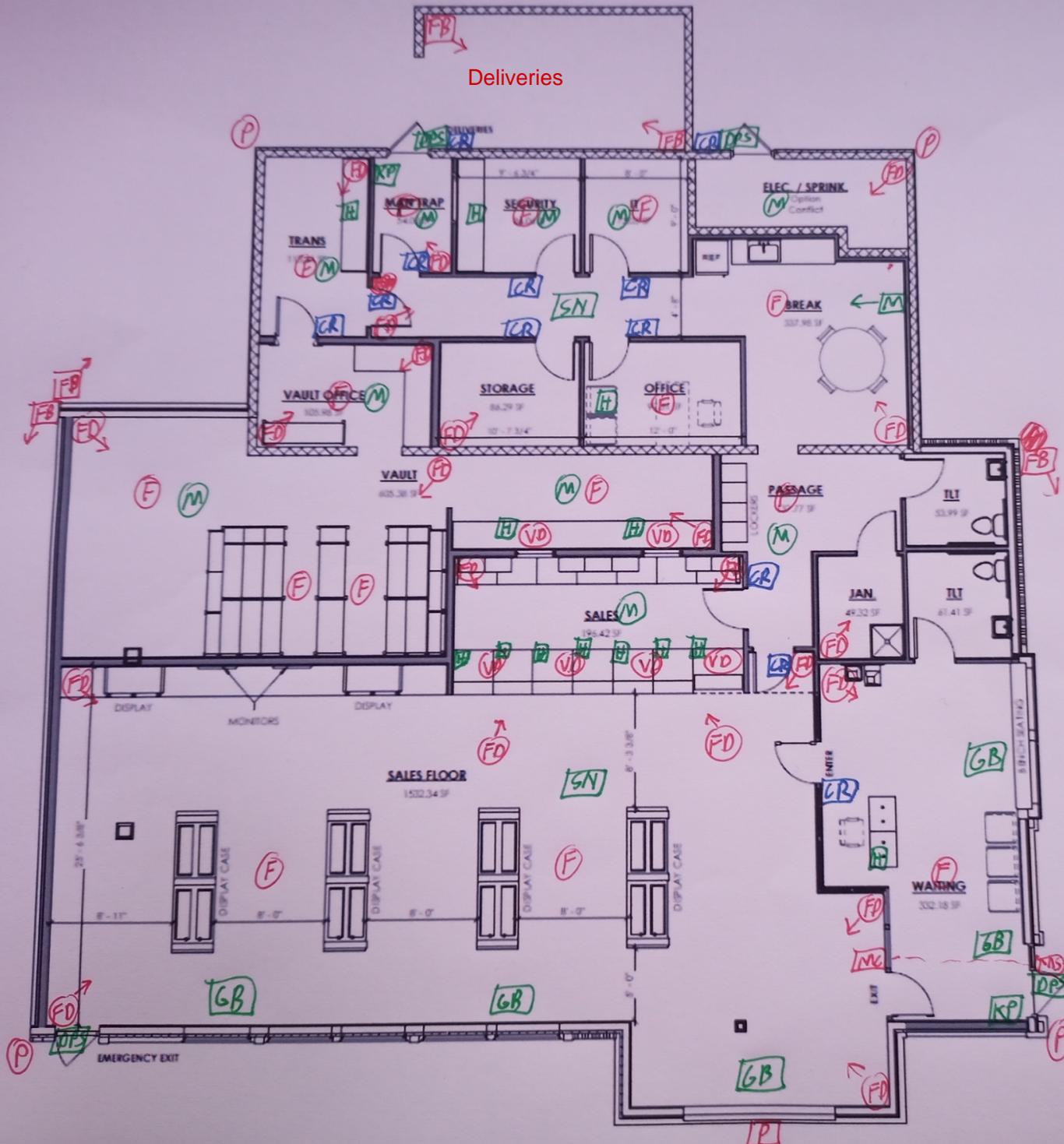
**BLOG**  
 2211 W JEFFERSON STREET  
 JOLIET, ILLINOIS 40635

ISSUE DATE	
PROFESSIONAL OF RECORD	

PROJECT NO.	2203501
DATE	6/14/2022
DRAWING TITLE	<b>SITE PLAN</b>
SHEET NO.	C1-01







Main entrance and exit

## Access Control Legend

CS	Contact Sensor
DS	Door Station
CR	Card Reader
CR <sub>B</sub>	Card Reader (Biometric)
CR <sub>M</sub>	Card Reader (Mullion)
R	Remote Door Controller
GD	Garage Door Opener

## Alarm System Legend

PA	Panic Button
KP	Alarm Keypad
M	360 Motion (Drop Mount)
M	Directional Motion (Wall Mount)
GB	Glass Break
H	Hold-Up Switch
PB	Panic Bar
S	Smoke Detector
SN	Siren
ST	Strobe
DPS	Door Position Sensor

## Surveillance System Legend

FB	Fixed Bullet Camera	P	180 Panoramic Camera
VB	Vertifocal Bullet Camera	P	360 Panoramic Camera
FD	Fixed Dome Camera	PTZ	Pan Tilt Zoom Camera
VD	Vertifocal Dome Camera	PPTZ	360 Panoramic Pan Tilt Zoom Camera
MS	Mullion Sensor	LPR	License Plate Recog Camera
MC	Mullion Sensor Controller	AIB	AI Bullet Camera
F	Fisheye Camera	AID	AI Dome Camera
		EPB	Explosion Proof Bullet Camera

## **Emerald Coast**

### **Security Plan/Deliveries**

Emerald Coast in consultation with Justice Security LLC, its contracted third-party security firm, has established a robust security plan. The Proposed Dispensary will include two (2) to three (3) armed security guards on-site within business hours. 1-2 guards will greet purchasers and be stationed strategically to oversee the on-site operations, assist with deliveries, and conduct inside and outside perimeter checks. The remaining security guard watching the interior and exterior camera feed. Thirty (30) to fifty (50) high-definition cameras, which capture photo-quality facial images, will be located throughout the Proposed Dispensary.

In addition to the cameras, there will be controlled monitored access, glass break, door position, and intrusion alarms monitored 24/7, that will notify the police if there were to be an intrusion or robbery. Applicants' security guards will be trained specifically for cannabis dispensary operations. Such training will include crowd control, traffic control, extensive firearms training, and de-escalation techniques

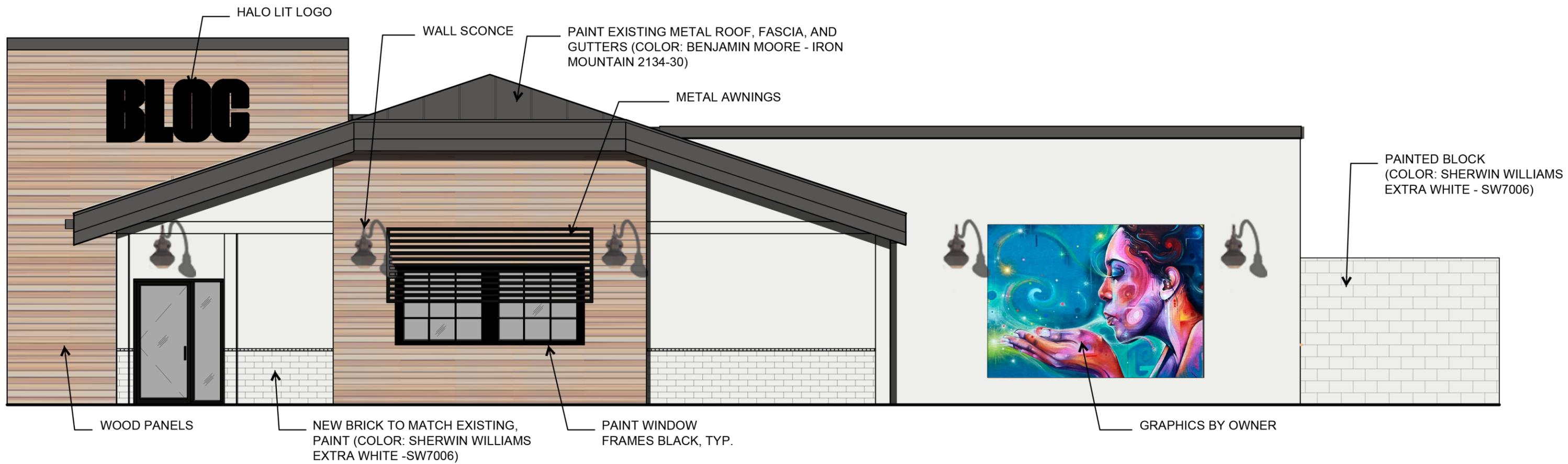
As noted in the enclosed floor plans, the product will be delivered through the north end of the building. The product will then be transported to the secured vault, which will house cannabis and cannabis-infused products. Dispensing Agents will adhere to strict unloading/loading protocols and regulations related to receiving cannabis products including the physical reception of the cannabis and cannabis-infused products, inventory logging, and secure storage.

Every inventory purchase that Applicant makes from a cultivator, infuser, or other vendor is logged into Leaflogix on delivery. The Receiving Area and storage area are located away from the POS area and handled by a limited number of employees.

## **Emerald Coast**

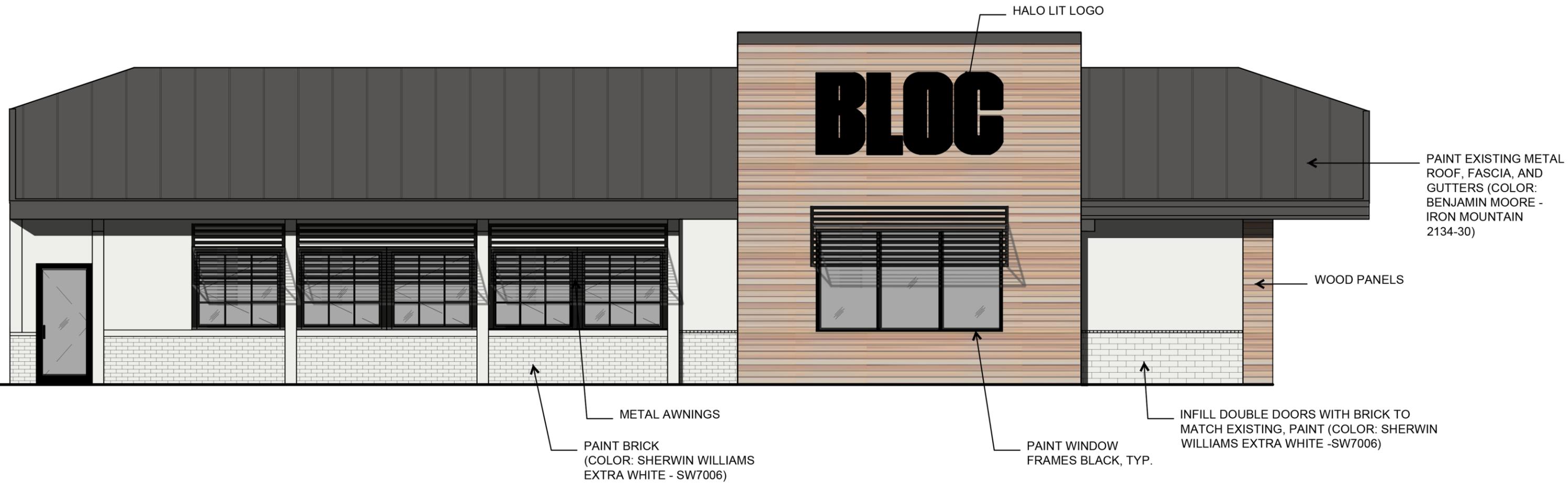
### **Odor Control Plan 2211 Jefferson**

All product to be sold at the dispensary shall be pre-packaged in air-tight packages and no processing of any cannabis product shall be performed at the site. No odor-emitting activities are to be taking place at the property.



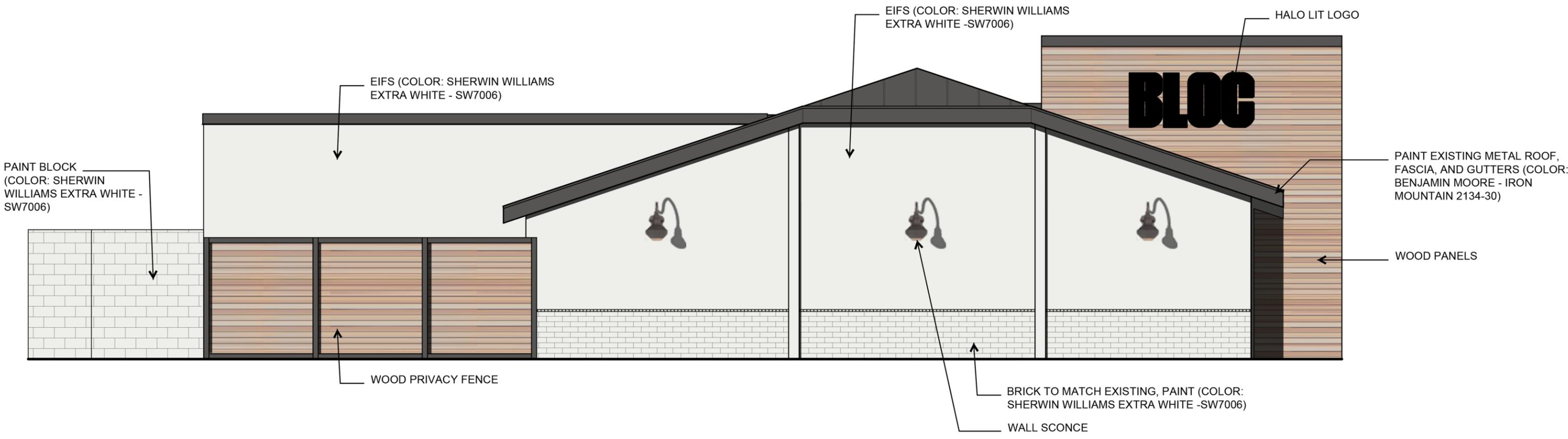
**BLOC**  
 2211 West Jefferson St.  
 Joliet, IL 60435  
 Drawing Reference: Exterior Elevation  
 Date Issued: 02.18.22

**BLOC**  
 East Elevation



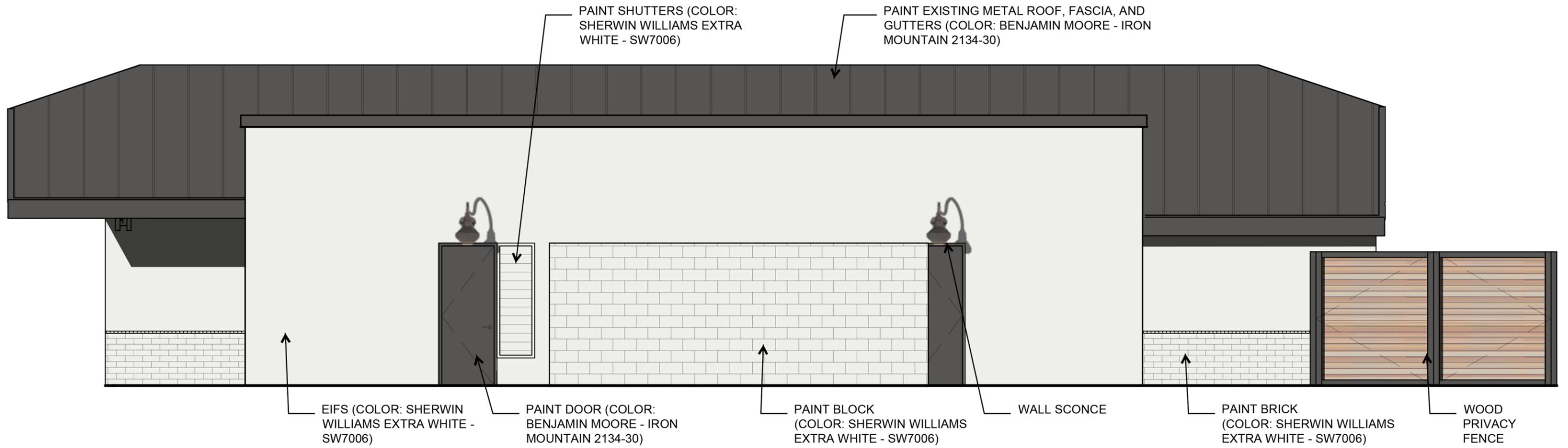
**BLOC**  
 2211 West Jefferson St.  
 Joliet, IL 60435  
 Drawing Reference: Exterior Elevation  
 Date Issued: 02.18.22

**BLOC**  
 South Elevation



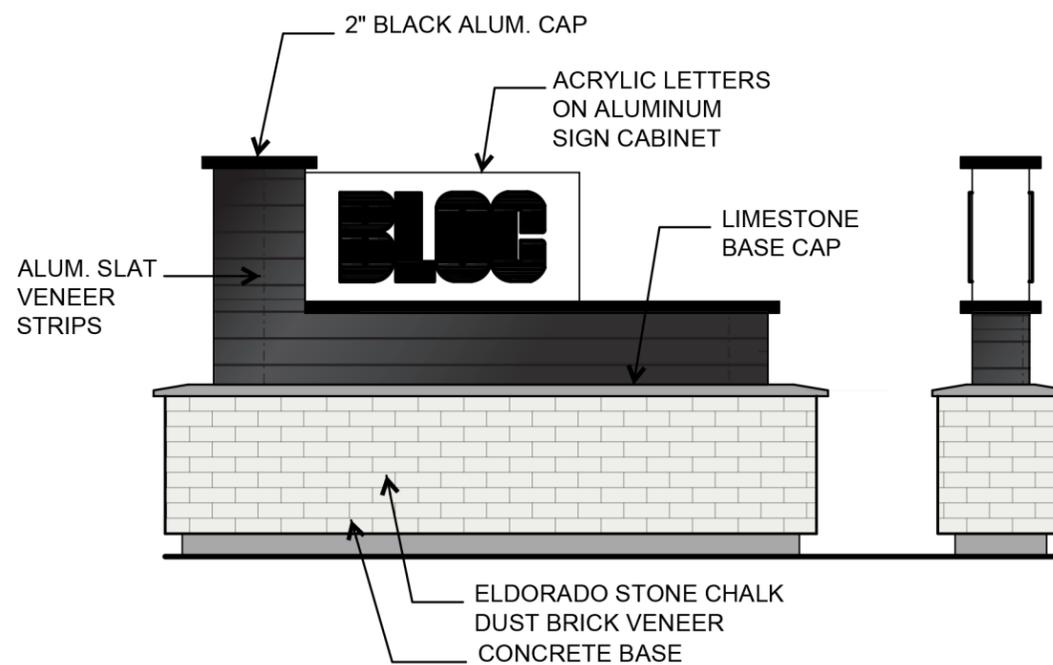
**BLOC**  
 2211 West Jefferson St.  
 Joliet, IL 60435  
 Drawing Reference: Exterior Elevation  
 Date Issued: 02.18.22

**BLOC**  
 West Elevation



**BLOC**  
 2211 West Jefferson St.  
 Joliet, IL 60435  
 Drawing Reference: Exterior Elevation  
 Date Issued: 02.18.22

**BLOC**  
 North Elevation



**Figure 1: Existing south and east façade along Jefferson Street, circa July 2022**



**Figure 2: Existing east façade, circa July 2022**



Figure 3: Existing west façade, picture circa September 2018.



Figure 4: Existing north (rear) façade, picture circa September 2018.

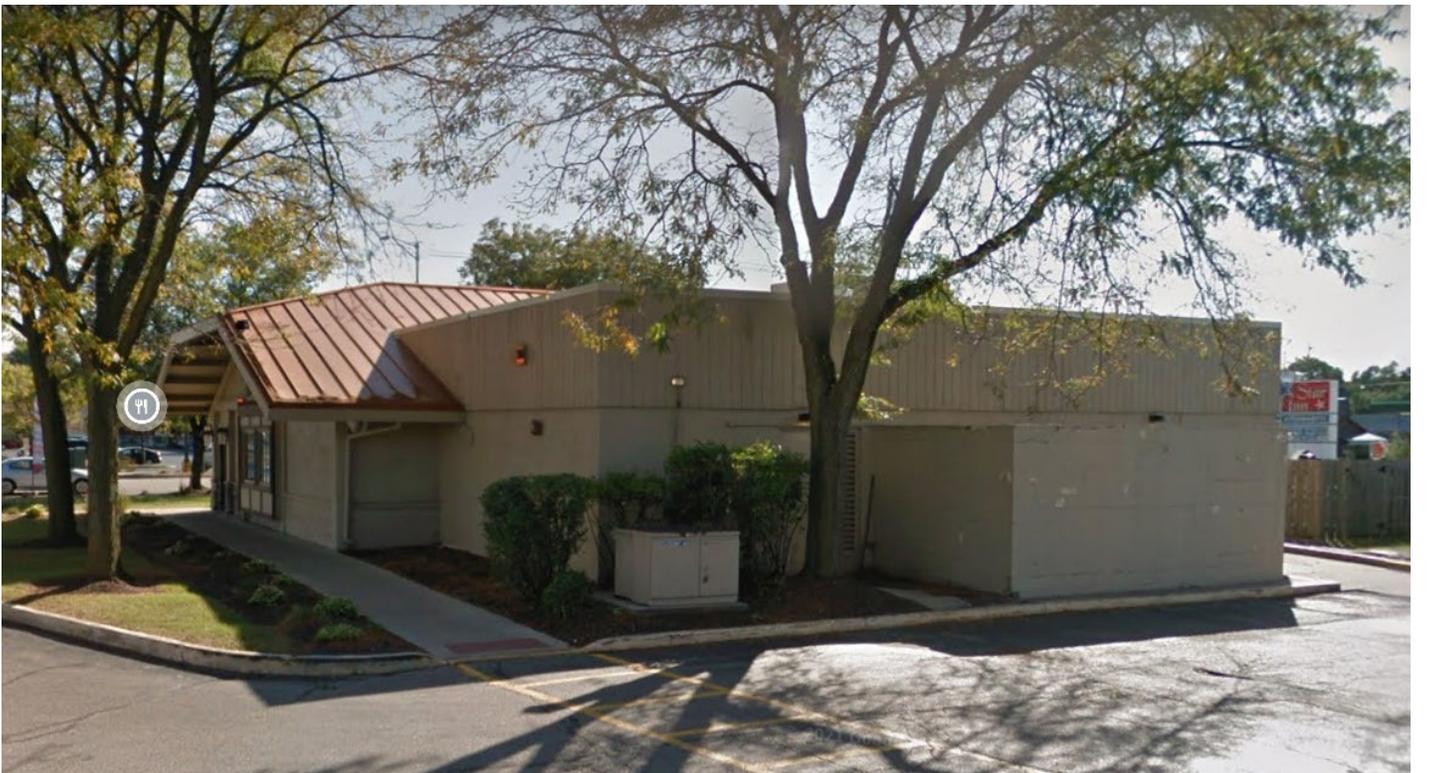
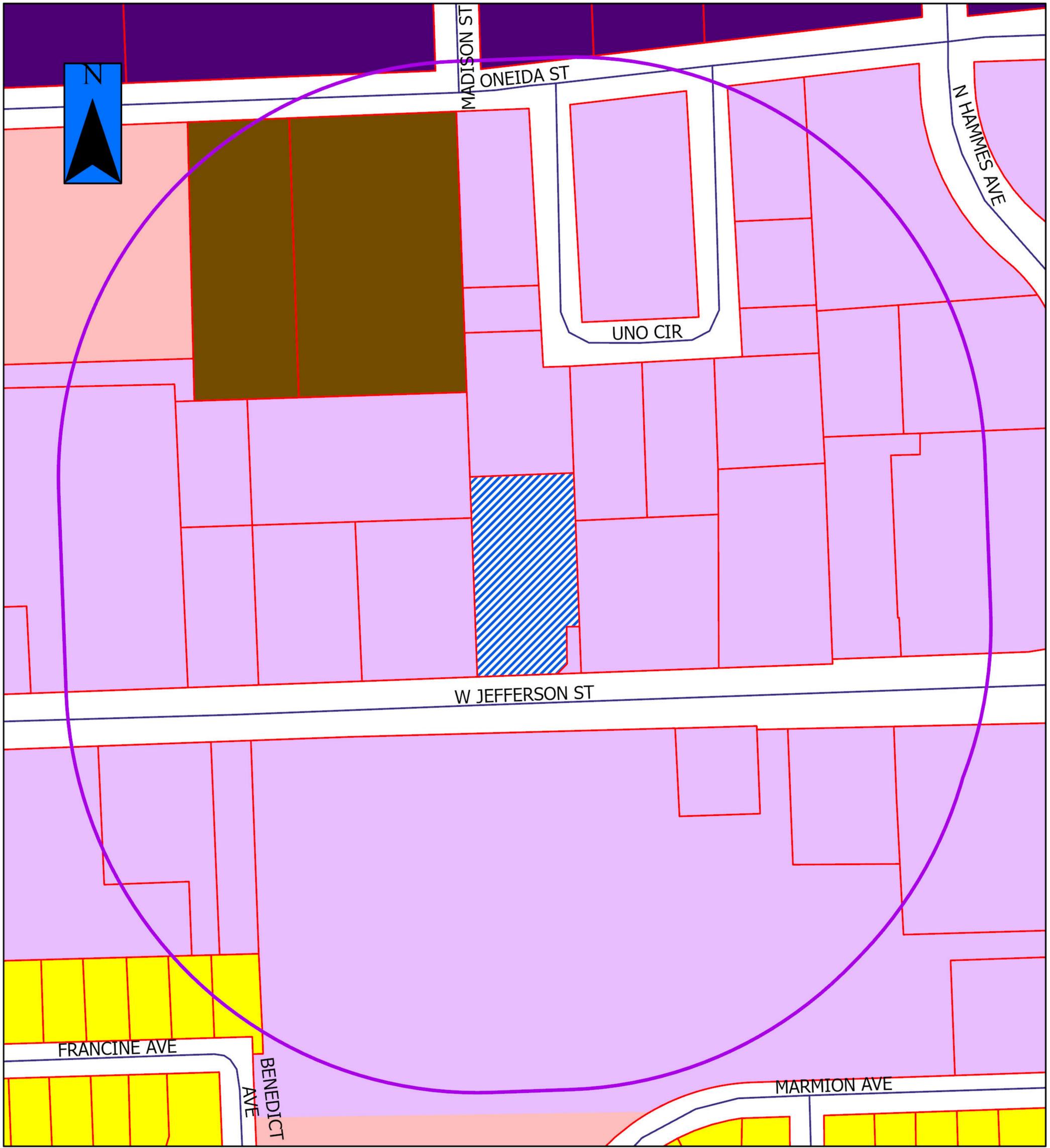


Figure 5: Existing rear parking area, picture circa July 2022.



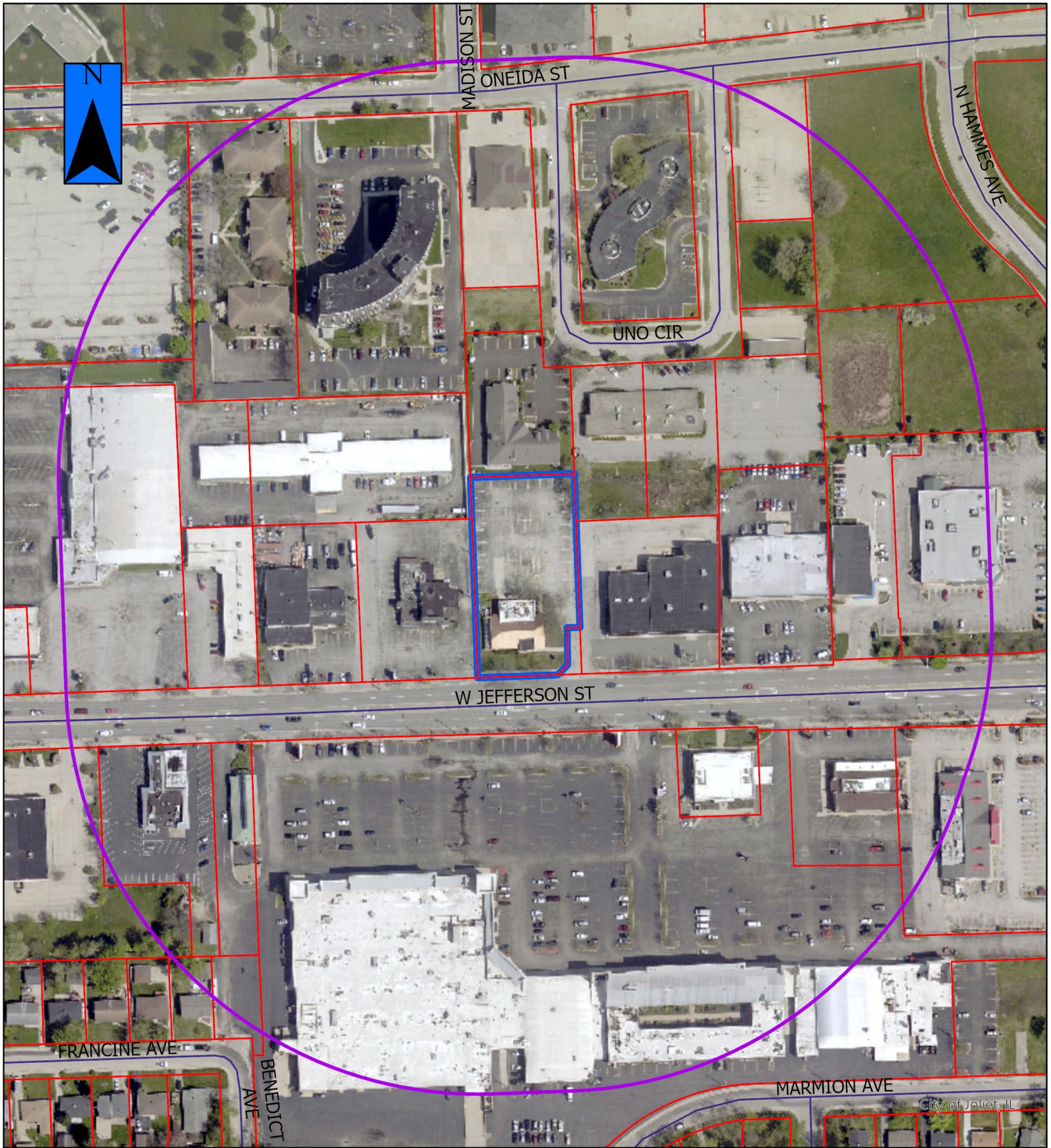


**2022-41**



-  = Property in Question
-  = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



**2022-41a**



- = Property in Question
- = 600' Public Notification Boundary