



Memo

File #: 433-22

Agenda Date: 8/16/2022

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:

Ordinance Approving a Special Use Permit to Allow an Adult-use Cannabis Dispensing Organization, Located at 2211 W. Jefferson Street (ZBA 2022-41)

BACKGROUND:

Emerald Coast, on behalf of its operations partner Justice Cannabis Company, seeks approval of a Special Use Permit to allow a cannabis dispensary at the former Bakers Square restaurant property at 2211 W. Jefferson Street. 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.

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.

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 redevelopment of this former restaurant property includes renovations to the façade to rebrand this building and changes to the interior layout to improve functionality. 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 will also occur through this redevelopment. Conceptual building elevations, conceptual floor plan, and conceptual landscape plan are included with the staff report packet.

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 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 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.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter at their July 21, 2022 meeting. Mr. Craig Krandel, attorney, represented the petition. In addition, Mr. Mitch Zabideaux, representing Justice Cannabis Company, and Mr. Jim Myer, representing the security operations, also appeared on behalf of the petition. Mr. Jack Hermanski appeared in opposition to this petition. No one else appeared in opposition to or in support of the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Mr. Vincent Alessio motioned to approve the Special Use Permit to allow an adult-use cannabis dispensing organization subject to the following conditions:

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.

Jim Riggs seconded the motion, which was approved with four (4) votes: Voting aye were: Alessio, McShane, Riggs and Hennessy. Voting nay was Collette Safford.

RECOMMENDATION:

The Administration concurs with the recommendation of the Zoning Board of Appeals and recommends the Mayor and City Council adopt an Ordinance approving the Special Use Permit to allow an adult-use cannabis dispensing organization, located at 2211 W. Jefferson Street, subject to the same conditions approved by the Zoning Board of Appeals above.