



**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, JULY 15, 2020 at 4:00 P.M.**

**This meeting will be held virtually. Live stream available at
www.cityblm.org/live**

Those persons wishing to provide public comment or testify must register at www.cityblm.org/register at least 15 minutes before the start of the meeting. Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. SP-03-20** Public hearing, review and action on a petition for a special use permit submitted by Beyond Hello IL LLC (parent company Jushi Holdings LLC) to allow an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place, Bloomington IL 61704 (Ward 5).

- 5. OTHER BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 15, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-05-20	118 Keaton Place	Special Use—Adult Use Cannabis Dispensing Organization	Katie Simpson, City Planner
PETITIONER'S REQUEST:			
A Special Use permit to allow an Adult-Use Cannabis Dispensing Organization in the B-1 General Commercial District for recreational cannabis sales at 118 Keaton Place, Bloomington IL 61704.			
<i>Sections of Code:</i> 44.5-2 Business Districts-Permitted and Special Uses; 44.10-39 Adult-Use Cannabis Dispensing Organization Use Provisions.			
Project Description	The petitioner is seeking a Special Use Permit for an Adult Use Cannabis Dispensing Organization at 118 Keaton Place		
Staff Recommendation	Staff finds that the application meets the requirements for a special use permit and the requirements for an adult-use cannabis dispensary as set forth in 44.10-39. Staff recommends the Zoning Board of Appeals recommend Council approval of the proposed special use permit for an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place.		



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, June 29, 2020. Notices were mailed to 16 property owners within 500 feet of the subject property. Additionally, two large notification signs were placed on the property. The application was also posted online.

GENERAL INFORMATION

Petitioner: Beyond/Hello IL LLC (parent company Jushi Holdings, LLC)
Petitioner Address: 1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431
Property Owner: WCT Investments, LLC
Property Owner Address: 2813 N Main Street East Peoria, IL 61611

LEGAL DESCRIPTION: LOT 7 IN THE O'BRIEN SUBDIVISION SECOND ADDITION

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Fast-food restaurant; currently vacant.
Property Size: 56,604 square feet
Building Size: 3,040 square feet.
PIN: 14-35-203-008

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1 General Commercial District
East: M-1 Restricted Manufacturing
West: B-1 General Commercial District

Land Uses

North: Service/Retail
South: Service/Retail/Restaurants
East: Former factory/warehouse
West: Service/Retail/Restaurants

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for a special use
2. Site Plan
3. Business Plan
4. Security Plan (not available for public view)
5. Impact Statement
6. Aerial photographs
7. Site visit

BACKGROUND

Public Act 101-0027

While the State of Illinois has permitted, with limitation, the production, sale and use of Medical Marijuana since 2013, on June 6, 2019, the Illinois General Assembly passed the “Cannabis Regulation and Tax Act” (the Act) which legalized, with limits, the sale, possession and use of cannabis sativa and its derivatives and subspecies for recreational purposes/private use by adults over the age of 21. Governor Pritzker signed the Act into law on July 25, 2019 and it became effective January 1, 2020. The Act addresses all aspects of the value-added supply chain ranging from cultivation to distribution of recreational cannabis sativa. The Act defines adult-use cannabis businesses, such as “producers” and “transporters”, and established parameters for municipal regulation of cannabis businesses through local zoning and taxation. The Act enables local municipalities to apply up to an additional 3.5% sales tax on adult-use cannabis products. Further, the Act permitted the issuance of recreational dispensary licenses to operating and licensed medical dispensaries. License recipients are subject to local zoning approval and final inspection from the state before opening for business. Under the Act, existing medical dispensaries may also be eligible for a secondary site within the Bureau and Labor Statistics (BLS) region that intersects with that medical cannabis dispensary’s Dispensing Organization District. The Act mandates a 1,500 ft separation between dispensing organizations.

On December 16, 2019, the Bloomington City Council adopted Ordinance 2019-89, a text amendment to Chapter 44 of the City Code, to allow, by special use permit, up to two (2) adult-use cannabis dispensing organizations within business and manufacturing districts in the corporate limits of the city. The text amendment¹, which was reviewed during a public hearing with the Planning Commission on November 13, 2019, establishes performance standards for adult-use cannabis dispensaries, such as separation requirements from other dispensaries, parks and residential areas, prohibition of on-site consumption and prohibition of drive-throughs, and a minimum floor area occupancy for adult-use cannabis activities within a building.

Regional Context:

The BLS region for Bloomington includes both McLean and De Witt Counties. A medical marijuana dispensary, located at 501 Northtown Road in the Town of Normal, has been in operation since 2013. On February 3, 2020, the Town Council approved a special use permit to allow this dispensary to also sell recreational cannabis. The dispensary is owned and operated by Beyond/Hello IL (Jushi Holdings Inc). According to town of Normal staff, there have been no complaints, issues, or concerns with this location.

Beyond/Hello is eligible for a license to open a secondary site within the Bloomington BLS region² and has applied for a special use permit to operate an adult-use cannabis dispensary at 118 Keaton Place, Bloomington IL 61704. The Illinois Department of Financial and Professional Regulation (IDFPR), the department responsible for licensing adult-use cannabis establishments statewide, will not grant a license for a secondary site until the applicant’s facility has received the necessary zoning approvals from the local municipality and passed final inspection by the Cannabis Control Section. According to an FAQ published on the IDFPR’s website³, approval of

¹ Ordinance 2019-89 amendment is online at <https://ecode360.com/BL4015/laws/LF1133220.pdf>

² Beyond Hello Business Plan page 1-2

³ <https://www.idfpr.com/FAQ/AUC/FAQ%20Secondary%20Site%20Applications.pdf>

local zoning is required as part of the secondary site application and the Department will not conduct final inspections until receiving the required notice of proper zoning; the application is considered incomplete without local zoning approval.

On June 16, 2020 the City of Bloomington Planning Division received an application submitted by Beyond/Hello IL LLC for a special use permit to operate an adult-use cannabis dispensary at 118 Keaton Place. If approved, this site will be the applicant's second location in McLean County. The applicant also owns and operates a licensed medical and recreational dispensary at 2021 Goose Lake Road in Sauget, Illinois, in St. Clair County in the greater St. Louis area.

PROJECT DESCRIPTION.

118 Keaton Place, approximately 1.3 acres, was constructed in 2017 as a 3,040 sq ft fast-food restaurant. The subject property takes access from Keaton Place but fronts Veterans Parkway. It is located on the southeast side of the General Electric (GE) Road and Veterans Parkway intersection. Both streets are arterial roads.

The property is zoned B-1 General Commercial District. It is adjacent to other retail uses also zoned B-1. East of the site is the former General Electric Plant, zoned M-1, Restricted Manufacturing. The subject property



Subject Property: 118 Keaton Place



Above: Adjacent businesses

is approximately 1,500 feet from a bus stop located on IAA Drive and roughly 1500 feet from the Constitution Trail.

Due to its high visibility and average daily traffic counts, Veterans Parkway is a major retail corridor for Bloomington-Normal. An average of approximately 43,500⁴ vehicles traverse Veterans Parkway daily, with roughly 12,600 vehicular trips generated daily along General Electric Road. The Veterans Parkway corridor, which is owned by the State of Illinois, is occupied by major national and regional retailers like Fresh Thyme, Schunuck's, Kohls', Dick's Sporting Goods and Kohls', HyVee, Binny's Beverage Depot Walgreens, Best Buy and Jewel. Veterans Parkway is also home to many national and regional chain restaurants like Burger King, Taco Bell, McDonalds, Red Lobster, Denny's, Krispy Kreme, Applebee's, Olive Garden,

Giordano's, Bob Evans, Oberweis/ That Burger Joint, and Chili's. The corridor is developed with a mix of offices, medical, retail,

⁴ <http://www.gettingaroundillinois.com/gai.htm?mt=aadt>

restaurant, entertainment and lifestyle use as it is primarily zoned Regional/General Commercial. Several major regional employers like State Farm, OSF Medical Center, and Country Financial are also located along Veterans Parkway.

In March 2020, the original tenant at 118 Keaton Place, “Slim Chickens”, a regional fast-food chain known for their southern influenced menu options, vacated the space and closed their Bloomington location. The property owner, WCT Investments Inc., marketed the site with a local real estate broker and in May 2020, the applicant (Beyond/Hello IL LLC), signed a ten (10) year lease to use the space as an adult-use cannabis dispensing operation, pending state and local approvals. The applicant also has three five-year lease extension options on the property.

Business Plan and Operations:

If approved, the special use permit will allow for the first recreational dispensary in the City of Bloomington. State and local statutes would require future dispensaries to locate at least 1,500 feet away from this dispensary. Per the Bloomington Zoning Ordinance, only two (2) dispensaries are allowed within the corporate limits.

Based on the information provided in the special use permit application, the largest consumer group of adult-use cannabis is women over the age of fifty⁵. The proposed location is near other retail businesses and separated from sensitive uses like churches and schools. Additionally, as the applicant states in their impact statement, this location is within walking/biking distance to bus service on IAA Drive and the Constitution Trail; it is accessible by multiple modes of transportation. This second location is integral to the Applicant’s Central Business Plan.

The applicant intends to keep an inventory of products with a range of cannabinoid profiles and ratios, meaning that consumers will have a variety of options with varying CBD/THC intensities in flower, concentrate and infused-consumable forms⁶. Regardless of the product, the applicant intends restrict the amount of THC sold to Illinois residents and out-of-state customers in accordance with the state statute. All inventory will be packaged and sealed according to state requirements and will be stored in a secured area with restricted access for employees only. Additionally, all waste and expired/unsalable inventory will be securely stored and properly disposed of. Per the Business Plan, the applicant also intends to sell cannabis paraphernalia and non-cannabis merchandise such as t-shirts or greeting cards; nonetheless the primary intention of this location is to sell adult-use cannabis products. In no way, however, will the applicant sell food for consumption or market these products to children or in a way that violates the Act⁷. The applicant has provided an affidavit affirming their operations will comply with state and local law.

The applicant intends to hire 40 employees to work at this location, with 15 staff working during busy periods and 10 employees working during regular shifts. Employees will have restricted access to portions of the building. Further employees will be available to answer questions regarding adult-use cannabis products and provide information to customers. The store will operate 7 days per week from 9:00 am to 10:00 p.m. These hours of operation comply with state statute.

⁵ See page 2 of the Applicant’s Impact Statement.

⁶ A description of these ratios and products is on page 2 of the provided Business Plan.

⁷ See page 3 of the attached Business Plan.

Site Plan, Sign, and Security Plan:

A floor plan, a site plan, sign plan, and building renderings are included in the application materials. The applicant is proposing to a 3,040 square foot building. Of this space, 2,702 square feet will be dedicated to the sale of adult-use cannabis products (88%⁸). If the special use is approved, the applicant would be the only tenant at this location; no co-location is proposed. The property is improved with seventy-one (71) parking spaces including three (3) accessible spaces. While not required by the ordinance, the applicant is proposing to add five (5) bicycle parking spaces to improve multimodal accessibility. The site is moderately landscaped, which enables the site (and the Veterans Parkway corridor) to be aesthetically appealing while maintaining necessary visibility for security cameras and preventing unnecessary shadows and hiding places. No changes are proposed to the site's landscaping and lighting.

Since state and local regulations prohibit drive-through facilities at cannabis businesses, the drive through window will be removed. Additionally, since local ordinances require loading and waste facilities to be stored indoors and to be secured, the dumpster area will be enclosed. Further, security enhancements, as detailed in the security plan reviewed and approved by the Bloomington Chief of Police, will require building modifications. The applicant has proposed using local labor for these building enhancements⁹. All final improvements will be reviewed by the Bloomington Building Official and the Cannabis Control Section before certificate of occupancy are issued by the City and licenses are finalized through the IDFPR.

The sign plan, attached to this report, complies with the local sign code and appears to comply with state regulations. The logo, which displays the business name "Beyond/Hello" encircled by a teal ring, does not contain figures of cannabis plants or paraphernalia nor cartoon images that might attract children. It is staff's understanding that these same images are used on the applicant's other facilities.

Conformance with the Comprehensive Plan: 118 Keaton Place is identified in the Comprehensive Plan as a Tier 1 Infill Redevelopment Site because, at the time the Plan was adopted, the site was undeveloped greenfield. The development of the property in 2017 utilized existing infrastructure. The proposed redevelopment/reuse of 118 Keaton Place would result in occupancy of a vacant building along Veterans Parkway and could attract consumers to this site and nearby commercial properties. If approved, a special use permit could contribute to the following goals of the Comprehensive Plan:

- Goal ED-4 Enhance the image of Bloomington as a business-friendly community.
- Objective ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.
- Objective ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.

Analysis of Impacts:

A special use permit process recognizes that certain uses cannot be treated in the same manner as other uses due to unique characteristics of the use. The process is intended to make accommodations for sensitive uses, which, when properly regulated, can contribute to the

⁸ The ordinance requires a minimum of 75% occupancy. The proposed floor plan meets this minimum requirement.

⁹ See Applicant's Statement of Impact

economic vitality of the City. Further, the special use permit is enforceable and allows the city to revoke such permissions should the use become a nuisance, be destroyed, or cease operations for a specific period. The special use permit gives the city the opportunity to handle sensitive uses on a case-by-case basis and to establish additional performance standards to minimize the impacts of the use. Division 10-39 outlines additional provisions for Adult-Use Cannabis Dispensaries and allows the Zoning Board of Appeals and City Council to consider the following when making a decision to grant a special use permit:

1. *Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.*

The proposed special use is an opportunity to backfill a vacant retail property along an arterial commercial road. The additional foot and vehicular traffic generated by the proposed adult-use cannabis dispensary could also attract occupancy and investment of vacant commercial spaces nearby, including the former Biaggi's restaurant (1501 N Veterans Parkway), the former Lone Star Steakhouse (903 IAA Drive), and the vacant lot at 1509 N Vernon Ave. The proposed adult-use cannabis dispensary could serve as a catalysis for further retail development/redevelopment along the Veterans Parkway corridor. The proposed dispensary is setback further than 500 feet from any protected use located in the City of Bloomington, such as a church, daycare, park (including the Constitution Trail), and school. Also, it is located at least 250 feet from any residential zoning districts. The proposed location is approximately 4 miles from the dispensary operating in Normal. These setbacks are compliant with the Ordinance.

2. *Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/ security plan and building code compliance.*

The applicant proposes repurposing a vacant building formerly used as a resident. The building was built in 2017 and complies with life-safety and building codes. Minor security enhancements are needed. The Bloomington Chief of Police has reviewed and approved these enhancements. The building is adequate for the proposed use. Further, the parking lot has adequate parking, is compliant with accessibility codes, and has adequate circulation. The proposed location is able to accommodate an adult-use cannabis dispensary, if the special use is approved.

3. *Hours of operation and anticipated number of customers/ employees.*

The proposed use is very similar to the site's previous fast-food restaurant use. For example, the number of employees (15 per shift) and the proposed hours of operation (9:00 am to 10:00 pm, 7 days per week) are comparable to a fast-food restaurant. The proposed hours of operation comply with the operating hours dictated in the Act. The number of anticipated customers for the dispensary is also comparable to the number of expected customers for a fast-food restaurant. Expected peak hours of operation for the dispensary are Thursday through Saturday from 9:00 am to 10:00 pm.

4. *Anticipated parking demand, proximity to public transit, and available private parking supply.*

The City's Zoning Ordinance requires one parking space per 250 square feet of gross floor area (12 spaces). The building is equipped with 71 parking spaces, exceeding the minimum requirement. Automobile parking and circulation is adequate for employees, customers and deliveries. The applicant is also proposing adding bicycle parking to accommodate cyclists. The proposed location is accessible by other modes of transportation, albeit automobiles are the most utilized mode in the corridor.

5. *Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.*

The city recently invested millions of dollars to improve the intersection of GE Road/Keaton Pl/Auto Row Drive¹⁰. The intersection improvements will be completed in last summer/fall of 2020, prior to the dispensary's opening if the special use is approved. The new improvements include signalized left turn lanes at all four points of the intersection as depicted in the image on the right of the page. Signalized pedestrian crosswalks will also be added across Auto Row and across GE on the west side of the intersection. The improvements will result in safer ingress/egress for all businesses along Keaton Place, including the proposed adult-use cannabis dispensary.



6. *Site design, including access points and internal site circulation.*

While the proposed site has frontage on Veterans Parkway, its only access comes from Keaton Place. The intersection at Keaton Place and GE Road is controlled. Essentially, there is one-way in and one-way out of the site, making it easier to control access if needed. 118 Keaton Place is also designed to have two-way traffic circulation on the north side of the property and one-way circulation on the south side of the property. Circulation is adequate, but if congestion arises, especially during peak hours, the applicant could post signs changing the traffic flow to one way, entering on the north entrance and exiting on the south entrance.

7. *Proposed sign plan*

The proposed sign plan complies with the local sign ordinance and appears to comply with state statutes.

8. *Compliance with all requirements provided in Section H [1] (Adult -Use Cannabis Dispensing Organization); as applicable.*

The applicant has submitted an affidavit swearing their application is compliant with all other applicable laws and ordinances.

¹⁰ <https://www.cityblm.org/government/departments/public-works/project-updates/ge-at-keaton-auto-row>

9. *The number of Adult -Use Cannabis business establishments already in operation, which shall not exceed two.*

To date, no other adult-use cannabis business establishments have been permitted in the City of Bloomington. The Zoning Ordinance limits the number of cannabis businesses to two. If this special use application were approved, another dispensary would not be allowed to open within 1,500 feet of this dispensary discouraging another potential dispensary from locating on this segment of Veterans Parkway.

10. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed special use is compatible with surrounding commercial uses. The proposed adult-use cannabis dispensary will be licensed by the State of Illinois and will comply with state and local statutes. The proposed special use should not be detrimental to or endanger the public health, safety, comfort or general welfare. Further, as with any special use, Bloomington has the authority to revoke a special use permit if the use violates city code.

11. *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;*

The proposed special use permit encourages the occupancy of and investment in a vacant building along Veterans Parkway. The project could become a catalyst for additional reinvestment along the corridor as it will likely attract customers and generate vehicular traffic.

12. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;*

The proposed special use will be located in a building previously used as a fast-food restaurant. The proposed use will generate a similar amount of traffic at similar peak hours throughout the day and week and will not operate beyond 10:00 pm. The proposed use will have a similar number of employees. No negative change to the orderly development of the area is expected as a result of the special use permit.

13. *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

All utilities are existing and adequate for the proposed use. The intersection improvements at General Electric Road and Keaton Place will improve circulation and safety to and from this site.

14. *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;*

The intersection improvements at General Electric Road and Keaton Place will improve circulation and safety to and from this site. On-site circulation is adequate.

15. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).

Prior to receiving a state license, the property will need to pass a final inspection to ensure compliance with the Act. Additionally, the Building Official will complete a final inspection to ensure compliance with building codes prior to issuing a Certificate of Occupancy.

STAFF RECOMMENDATION: Staff finds that the application meets the requirements for a special use permit and the requirements for an adult-use cannabis dispensary as set forth in 44.10-39. Staff recommends the Zoning Board of Appeals recommend Council approval of the proposed special use permit for an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Application and supplemental documents:
 - Statement of Impact
 - Business Plan
 - Owner Affidavit
 - Applicant Affidavit
 - Map
 - Site Plan
 - Sign Plan
- Aerial Map
- Zoning Map
- Neighborhood Notice Map, List of Addresses Notified, and Newspaper notice

ORDINANCE NO. 2020-
AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ADULT-USE
CANNABIS DISPENSARY IN THE B-1 GENERAL COMMERCIAL DISTRICT FOR
PROPERTY LOCATED AT 118 KEATON PLACE.

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting a Special Use Permit for an adult-use cannabis dispensing organization in the B - 1 General Commercial District for certain premises commonly located at 118 Keaton Place Bloomington IL 61704 and hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Board of Zoning Appeals, a proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use complied with use provisions of Chapter 44.10-39 and with the standards and conditions for granting such special use, specifically:

- 1). The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 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;
- 3). That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
- 4). That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 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;
- 6). That special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

WHEREAS, the Bloomington Board of Zoning Appeals, voted to recommend that the City Council pass this ordinance; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Special Use Permit an adult-use cannabis dispensing organization in the B - 1 General Commercial District for certain premises commonly located at 118 Keaton Place Bloomington IL 61704 and hereinafter described in Exhibit(s) A shall be, and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 20____.

APPROVED this ____ day of _____, 20 ____.

Tari Renner, Mayor

ATTEST:

Leslie Yocum, City Clerk

DRAFT

Exhibit A
“Legal Description”
118 Keaton Place
PIN: 14-35-203-008

**LOT 7 IN THE O'BRIEN SUBDIVISION SECOND
ADDITION**

DRAFT

CITY OF BLOOMINGTON
APPLICATION FOR A
SPECIAL USE PERMIT
ADULT USE CANNABIS DISPENSING ORGANIZATION



To the City of Bloomington:

I (we), the undersigned, do hereby respectfully request that the City of Bloomington approve a special use permit set forth herein, pursuant to Divisions 10-39 and 17-7 set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

DBA of Dispensing Organization: Beyond / Hello

<i>Adult-Use Dispensing Organization information</i>	
Legal Name (if different than DBA) Beyond Hello IL, LLC	
Address 1800 NW Corporate Blvd, Suite 200	
City, State, Zip Boca Raton, FL 33431	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional business owners to be listed.</i>	

<i>Property Owner Information (If different than above)</i>	
Name WCT Investments, LLC	
Address 2813 N. Main St.	
City, State, Zip East Peoria, IL 61611	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required</i>	
☒ Written, notarized statement from the property owner certifying owner's consent to the use of the property as Adult-Use Cannabis Dispensing Organization is included with this application.	

<i>Applicant Information (if different than owner)</i>	
Name Beyond Hello IL, LLC	
Address 1800 NW Corporate Blvd., Suite 200	
City, State, Zip Boca Raton, Florida 33431	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional applicants to be listed.</i>	

PROPERTY INFORMATION

Common Address:

118 Keaton Pl., Bloomington, IL 61704

☒ **Legal Description of Property Attached as Exhibit "A"**

Existing Zoning: B-1 General Business	Adjacent Zoning: B-1, M-1, C-1
Current Land Use: Property is currently vacant	Adjacent Land Use(s): Retail uses, including a Walgreens pharmacy, Laz-z-Boy furniture store, FedEx Ship & Print store; 2 restaurants; and 1 warehouse
Size of Site: 1.3 Acres	Parcel Identification Number (PIN) 14-35-203-008

PROJECT INFORMATION:

Description of products and services: Adult-use cannabis dispensary in compliance with the Cannabis Regulation and Tax Act and Bloomington law, including the sale of cannabis flower, concentrates, infused edibles (including baked goods, gummies, etc.), and topicals (including salves, lotions, ointments, etc.), and related accessories.	
Is this space occupied by multiple tenants (Y/N)?	Building Area (SF): 3,040 sq. ft.
Space Area (SF): 2,702 sq. ft.	Building Height: 19'
# Parking Spaces Provided 71 Parking Spaces Provided	# Accessible Parking Spaces Provided: 3 Accessible Parking Spaces Provided
# Bicycle Parking Space provided (if applicable) 5 slots, 75' from the front door	# Loading Docks: N/A
Days/Hours of Operation: 9:00 am - 10:00 pm Monday - Sunday	Peak Operation Days/Hours: Thursday-Saturday 9AM-10PM
Anticipated # employees (regular): Approximately 40 employees (10/shift)	Anticipated # employees (peak): 15 employees/shift
Anticipated # customers (regular): Approximately 150	Anticipated # customers (peak): 500 per day
Proximity to bus stop/facility: 1,500' from Bus Stop	Proximity to bike route: 1,500' to Constitution Trail
The Applicant(s) requests the following variations to the bulk, sign, landscaping, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable): No variations requested.	

Supporting Documentation

The following information shall be submitted together with the special use permit application.

- ✓ **Business Plan.** A copy of a business plan for the proposed Adult-Use Cannabis Dispensing Organization is included with this application.

- ✓ **Site Plan.** On full-size, legible sheets.
 - (a) Location by Section, Town and Range or other legal description;
 - (b) Names and addresses of the persons having proprietary interest over the property;
 - (c) Graphic (engineering) scale;
 - (d) North-points;
 - (e) Date of preparation;
 - (f) The boundary lines of the property in question;
 - (g) Location of all survey monuments and their descriptions;
 - (h) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
 - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 - (j) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
 - (k) Size, location, and composition of all proposed fencing, refuse enclosures and landscaped screening material;
 - (l) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance.
 - (m) Photometric Light Plan (if project will result in new exterior lighting or changes to the existing exterior lighting
 - (n) Drainage Plan (if applicable)

- ✓ **Schematic drawings.** Drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures.
 - (a) The drawing shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - (b) The drawings shall illustrate ingress/ egress of the entire building, as well as ingress/ egress for any and all secured areas and restricted or limited access areas.
 - (c) The drawing shall illustrate any loading and handling facilities, including trash and waste.
 - (d) The drawings shall illustrate video surveillance areas, panic button locations and other security systems as needed.

- ✓ **Map of surrounding area.** A map of the area surrounding the location of the proposed Adult-Use Cannabis Dispensing Organization identifying the businesses, and the nature of each surrounding use, located within 1,000 ft of any part of the property line of the proposed Adult-Use Cannabis Dispensing Organization in existence at the time that the application of a special use permit is filed with the City. Map should include engineering scale and be printed on full-size, legible sheets.

- ✓ **Proposed sign plan**

- ✓ **Security Plan.** A security plan that describes how the proposed Adult-Use Dispensing Organization will provide security for its inventory, customers, and employees has been submitted to Community Development Department. The security plan shall be shared with the Chief of Police for review and recommendation. The security plan shall be kept confidential to the extent permitted by law. Without limitation, the security plan shall include the following information:

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- (a) A description of the procedures that the proposed Adult-Use Dispensing Organization will implement to prevent the diversion, theft, or loss of cannabis during the delivery of cannabis to, and possibly from, the Adult-Use Cannabis Dispensing Organization by another Adult-Use Cannabis Business Establishment including, without limitation, the use of delivery manifests;
 - (b) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to: (1) monitor the activities conducted within the proposed Adult-Use Cannabis Dispensing Organization; (2) secure the proposed business, including, without limitation, the Adult-Use Cannabis Dispensing Organization agents, cannabis, and currency stored at the business; and (3) prevent the diversion, theft or loss of cannabis; and
 - (c) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to restrict access to limited access areas and restricted access areas within and outside of the establishment.
- ✕ **Notarized Affidavit.** Applicant shall provide a notarized affidavit to the City affirming compliance with the following specific operational standards (Ch. 44 Division 10-39H1) and all other requirements of the Act:
- (a). Proposed Dispenser is not located within 500 feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, place of worship or park/ playground. Learning centers and vocational/ trade centers shall not be classified as a public or private school for purposes of this Section.
 - (b). Proposed Dispenser is not located within 250 feet of the property line of a preexisting property zoned R1 A, R1 B, R1 C, R1 H, R2, R3A, R3B, R4, GAP 1, GAP 2, GAP 3, GAP 4.
 - (c). At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and dispenser will not also sell food for consumption on the premises.
 - (d). Proposed Dispenser will not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (e). Dispensers that display or sell drug paraphernalia shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 600/ 1 et seq.) and the " Cannabis Regulation and Tax Act."
 - (f). Proposed Dispensers will not have a drive through service window.
 - (g). All Dispensers must be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused products, which space will be: (a) located within an enclosed area of the principal structure in which the Adult -Use Cannabis Dispensing Organizations operates; (b) secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and (c) a restricted access area.
 - (h). All Dispensers must be located at least 1, 500 feet from the property line of another Adult-Use Cannabis Dispensing Organization.

- ☒ **Impact Statement:** Provide a statement of the impact of the proposed Adult -Use Cannabis Dispensing Organization on existing and/ or planned uses located within the vicinity of the subject property that addresses the following:
- (a) That the establishment, maintenance, or operation of the adult-use cannabis dispensing organization will not be detrimental to or endanger the public health, safety, comfort, or general welfare;
 - (b) That the adult-use cannabis dispensing organization 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;
 - (c) That the establishment of the adult-use cannabis dispensing organization will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district; That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - (d) 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;
 - (e) That the adult-use cannabis dispensing organization shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.
- ☒ Additional Information sufficient to demonstrate that the proposed Adult-Use Cannabis Dispensing Organization complies with all applicable State laws and regulations, as such laws and regulations may be adopted or amended from time to time.

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This application complies with the requirements for special use permit applications set forth in Division 17 and Division 10-39 of Chapter 44 of the City Code.

To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the special use permit review.

Applicant(s) agree to submit payment of any fees or costs associated with this application for a special use permit in accordance with Chapter 44 of the City Code.

All other facts, representations and agreements pertaining to this application are as follows:

I, the undersigned, hereby certify that I am an authorized representative of the applicant organization and certify that the statements made in this application are true and correct. The applicant further agrees to be bound by the indemnification provisions contained herein, and requests the City of Bloomington approve the special use permit provided in accordance with this Application.

Applicant:

Nathan N. Wang
(Print Name)

(Signature)

Manager, New Markets, Jushi Inc, parent company of Beyond Hello IL, LLC
(Position of signatory with applicant organization)

June 17, 2020
(Date)

** Please attach a separate sheet if additional applicants must sign the petition.*

IMPACT STATEMENT

INTRODUCTION

Applicant's mission is to *Go Beyond* traditional business priorities and put our community and our neighbors first. In this respect, we look forward to putting our mission into practice in Blooming and becoming a model member of your retail community. If Applicant's Special Use Permit Application (the "Application") is approved, Applicant's operations will not have a detrimental impact on the Bloomington community. To the contrary, in Applicant's experience, Applicant intends to make a positive impact on the Bloomington community.

1.0 POSITIVE COMMUNITY IMPACT

If the Application is approved and Applicant is thereafter authorized to operate an Adult-Use Cannabis Dispensing Organization at 118 Keaton Place (the "Proposed Location"), Applicant will create local economic value. Specifically, Applicant will hire local contractors to retrofit the space, create 40 new local jobs (most full time with benefits), put a currently vacant property to effective commercial use, and generate tax revenue for the City.

2.0 SPECIFIC CONSIDERATIONS RESPECTING COMMUNITY IMPACT

In assessing whether or to what extent Applicant's proposed operations could or would have a negative impact on existing and planned land uses in the vicinity of 118 Keaton Place Applicant investigated surrounding land uses and made the following conclusions:

- None of establishing, operating or maintaining Applicant's proposed Adult-Use Cannabis Dispensing Organization ("Applicant's Proposed Operations") would be detrimental to or endanger public health, safety, comfort, or general welfare;
- Applicant's Proposed Operations would not be injurious to the use and enjoyment of other property in the immediate vicinity of 118 Keaton Place as to uses already permitted, nor would it substantially diminish or impair property values within the neighborhood;
- Applicant's Proposed Operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district, and that adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided;
- Adequate measures designed to minimize traffic congestion in the public streets, including access to public and multi-modal transport, have been taken to provide ingress and egress; and
- Applicant's Proposed Operations will conform to the regulations of the B-1 district, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.

In the Sections that follow, Applicant sets forth in more detail how it came to the foregoing conclusions and the particular steps, actions and programs Applicant will take and implement to ensure any community member concerned about the potential for adverse impacts can rest assured that Applicant is and will remain sensitive to and responsive to our neighbors' concerns.

2.1 A Common Fear Dispelled

However, Applicant would like to first address the most common misconception many members of the public have about dispensing organizations – namely that merely by virtue of their industry, they draw an unsavory crowd, criminal activity and suffer from theft, loss and diversion of cannabis products. This is simply not the case.

Applicant's business and operations is perhaps one of the most tightly regulated and controlled industries in the country, and our security infrastructure is both sophisticated and extensive, and all operations are retorted to and monitored by the State. All products are tracked, in real time, along the supply chain and each time a product moves, that movement must be reported to the State's verification system. Simply stated, there is very little opportunity for products to lose their way. Additional information about Applicant's security installations, policies and procedures is provided in Applicant's Security Plan.

Finally, as to customer profile, the largest consumer group of adult-use cannabis is women over 50.

3.0 SPECIFIC CONSIDERATIONS RESPECTING COMMUNITY IMPACT

3.1 Strategic Location Selected to Minimize Potential for Impact

Applicant selected the Proposed Location for several reasons, but perhaps most importantly, because it is in a suitable land use district, adjacent to non-sensitive commercial uses, has high existing traffic counts, and is a considerable distance from all sensitive uses. Applicant therefore believes the Proposed Location is the ideal address in Bloomington for an Adult-Use Cannabis Dispensing Organization.

More specifically, the Proposed Location is at off of the corner of Veterans Pkwy and General Electric Road, a main thoroughfare with traffic counts exceeding 66,000 vehicles per day combined, making it an ideal and heavily enough traveled that Applicant's Proposed Operations are not likely to result in traffic or pedestrian disturbances (Note that the Proposed Location is surrounded by other high traffic generating retail uses including Walgreens, Giordano's, and La-Z-Boy Furniture Galleries, and the area is already well designed to ensure adequate traffic flow and easy access to public and multi-modal transportation).

Further, the Proposed Location is ideally situated for broad community accessibility via both Public and multi-modal transport, as both options are located in close proximity. Public transport systems within walking distance include the Purple (14 minute walk) and Red Connect Transit Bus Routes (7 minute walk) (parts of the Bloomer Line of the Constitution Trail also allow for easy access to multi-modal transportation paths).



3.2 *Internal Monitoring and Detection*

Applicant's intention is to be an excellent neighbor and to have a positive impact the surrounding community. Based Applicant's experience, we do anticipate objectionable noise, light, or odors to emanate from the facility, and therefore:

- Applicant does not anticipate complaints relating to noise, as the facility will operate as any other retail business;
- Applicant does not anticipate complaints relating to light, as Applicant will maintain only minimal exterior lighting for security and safety (remaining cognizant not to install lighting that would result in light pollution or otherwise run afoul of the Sign Code; further The site is already improved with outside lighting that illuminates the parking lot, sidewalks, and street as appropriate for a commercial use. Additional fixtures will only be installed as necessary to provide minimal lighting for security purposes. Lighting will be installed and oriented to minimize light pollution);
- Applicant does not anticipate complaints relating to odor, as all products will be packaged and Applicant will install sophisticated odor mitigation equipment such that no odor will be detectible outside the premises; and
- Applicant does not anticipate disturbing vehicle or pedestrian traffic because the Proposed Location is in a commercial area and has 71 off-street parking spaces (and 3 accessible spaces and 5 bike slots), and the current traffic patterns and anticipated customer flow do

not suggest congestion. Thus, Applicant anticipates no traffic impacts resulting from Applicant's Proposed Operations.¹

While Applicant does not anticipate any complaints relating to noise, light, odor or traffic, an on-site manager or supervisor will be responsible to monitor the general environs and report any atypical occurrences or circumstances. Similarly, employees will be trained to identify such atypical occurrences or circumstances and immediately notify their manager or supervisor. Further, Applicant's ordinary and customary practice is to perform a daily facility inspection that incorporates the nuisance-type considerations described above, and to the extent any is identified, Applicant's policy is to promptly address it (whether staff- or community-identified). Thus, to the extent an issue arises, it would not go undetected to any material period of time.

3.3. Open Line of Communication

Applicant has years of experience operating in different markets and understands the importance of integrating seamlessly into a new community. To achieve this goal, we will maintain an open line of communication with surrounding businesses, residents, community groups, and the City. In this respect, we have had in-person meetings with Melissa Hon, Economic Development Director, Austin Grammar, Economic Development Coordinator, Billy Tyus, Assistant City Manager, Robert Mahrt, Director of Community Development, and Katie Simpson, City Planner. Each meeting was informative and helped us understand the community – something that will be crucial to our successful integration into Bloomington.

We were especially interested in learning about key safety concerns in the neighborhoods around 118 Keaton Place (the "Proposed Location") and local traffic patterns, especially those within a one-mile radius of the Proposed Location and a number of other factors that helped us get a feel for Bloomington, its residents and the business community.

If the Application is approved and Applicant is authorized to operate at the Proposed Location, and in specific interest maintaining effective neighborhood communication and community transparency, Applicant will provide an email address and phone number on its website where people can contact us with feedback, questions, comments, complaints, and the like. The phone number will be answered by a person (and complaints and other feedback will be documented) during standard business hours and an answering machine will be available otherwise. To the greatest extent possible and in accordance with applicable laws, rules and regulations, Applicant will make alternative means of communicating feedback available as well.

¹ The proposed site is located on a major traffic thoroughfare and we have adequate parking to allow for customers to park onsite. Our market estimates on average 150 transactions per day spread over a 10-hour period. This would mean that there are only 10-12 cars per hour. Additionally, deliveries will be scheduled during non-peak times to further reduce traffic.

4.0 SUSTAINABLE BUSINESS PRACTICES

Applicant is dedicated to being both a socially and environmentally conscious operator committed to both policies and programs that support “green” initiatives. In this respect, we will focus on conserving energy, reducing our carbon footprint, leading innovation in sustainability, and following and adopting continual improvements in environmental sustainability. Our organization-wide policy of “Reduce, Reuse and Recycle” will be implemented on at every level of operations.

BUSINESS PLAN

INTRODUCTION

This Business Plan is submitted to the Bloomington City Council and Zoning Board of Appeals (each a “Board” and collectively the “Boards” or the “City”) in support of Beyond Hello IL, LLC’s (“Applicant”) application for a Special Use Permit (“Application”) to operate an Adult-Use Cannabis Dispensing Organization in an existing structure situated on real property located at 118 Keaton Place (the “Property”). As an initial matter, if the City approves the Application, Applicant will require strict adherence to applicable laws, rules, regulations and operational standards on a continuing basis, as it has with respect to its other stores (as described below) and in no case would sell or otherwise distribute cannabis except as expressly authorized by the Act (as defined in Section 1 below).

1.0 APPLICANT’S EXISTING OPERATIONS

Applicant is the holder of two valid Medical Cannabis Dispensing Organization registrations issued by the Illinois Department of Financial and Professional Regulation (“IDFPR”) under the Compassionate Use of Medical Cannabis Pilot Program Act and regulations promulgated thereunder (collectively the “Medical Program”), and relate to stores located at 2021 Goose Lake Road in Sauget, Illinois (the “Sauget Store”) and 501 West Northtown Road in Normal, Illinois (the “Normal Store”).

In accordance with the rules, processes and procedures set forth in the Illinois Cannabis Regulation and Tax Act (the “Act”), Applicant’s Sauget and the Normal Stores have been issued Early Approval Adult Use Licenses (each above described licenses is an “Existing License” and collectively are the “Existing Licenses”).

The Existing Licenses authorize Applicant to acquire Medical and Adult-Use Cannabis from certain properly licensed Cannabis Business Establishments for the purpose of selling or dispensing such cannabis and cannabis-infused products, cannabis seeds, paraphernalia and related supplies (for ease of reference, the foregoing are referred to herein collectively as “**cannabis products**” [*while selling cannabis seeds is authorized by law, Applicant does not sell cannabis seeds at the Sauget Store or Normal Store, and neither intends nor proposes to do so in Bloomington*]) to purchasers, qualified registered medical cannabis patients and/or caregivers (as the case may be) in a manner consistent with the Act and Medical Program requirements.

2.0 AUTHORITY TO OPERATE A SECOND SITE

The Act expressly allows Medical Cannabis Dispensing Organizations that have been duly granted Adult-Use Dispensing Organization licensure by IDFPR, such as Applicant, the ability to apply for approval to dispense Adult-Use cannabis from another location subject to certain requirements and restrictions as the same are more fully enumerated in the Act (the “Second Site,” *see generally* 410 ILCS 705/15-20).

Seeking approval to open and operate a Second Site in the Normal-Bloomington area is central to Applicant’s Business Plan. If the City approves the Application and Applicant is granted

a Special Use Permit to operate an Adult-Use Dispensing Organization at the Property as a Second Site, Applicant will strictly adhere to all requirements associated with such Special Use Permit and all other state and local laws, rules, regulations and operational standards.

3.0 DESCRIPTION OF PROPOSED PRODUCTS AND SERVICES

If the City authorizes Applicant to open a Second Site in Bloomington, Applicant proposes to offer an assortment of cannabis and cannabis-infused products in a variety of administration forms, constituent profiles, and package sizes.

With respect to constituent profiles, Applicant will source a mix of Cannabis *sativa*, subspecies such as *indica* and various genetic hybrids. At a minimum, Applicant would intent to stock inventory with a range of cannabinoid ratios, such as: high THC/low CBD; high CBD/low THC; and 1:1 THC/CBD (collectively the “Standard Ratios”). Depending on quality, consistency and availability, Applicant would also seek to incorporate a broader cannabinoid profile-based profile mix, including, for example: 20:1 CBD/THC; 20:1 THC/CBD; 10:1 CBD/THC; 10:1 THC/CBD; 5:1 CBD/THC; and 5:1 THC/CBD (collectively the “Supplemental Ratios”). It is Applicant’s intention to carry the cannabis products set forth below in the Standard Ratios and an assortment of Supplemental Ratios (to the extent Applicant can reliably source consistent, high-quality products in any particular Supplemental Ratio). As to type of product, Applicant proposes offering the products set forth below.

3.1 Cannabis Flower.

Applicant proposes to offer pre-packaged plant material for sale as follows:

- a. *Quantities.* Applicant’s flower products will be available in a variety of weights, subject to applicable law. Subject to availability, Applicant proposes to sell flower products in 1-gram, 3.5-gram, and 7-gram packages.
- b. *Administration/Consumption.* Recognizing that inhalation is the primary method of administration for flower products, Applicant proposes to sell cannabis plant material in sealed packages. Purchasers would be able to acquire inhalation-related paraphernalia at Applicant’s dispensing facility as further described below.
- c. *Restrictions.* Applicant would not sell an Illinois resident more than 30 grams of flower or an out-of-state purchaser more than 15 grams of flower (in-State and out-of-State residents are subject to caps on other products as well).

3.2 Cannabis Concentrates

Applicant proposes to offer cannabis concentrates, or products derived from plant material by extracting cannabinoids and other constituents, among its product offerings. Subject to quality, consistency and availability, Applicant proposes offering an assortment of cannabis concentrates, including one or a combination of the following: oil; shatter; wax; crumble; live resin; budder; badder; honeycomb; and diamonds.

a. *Quantities.* Applicant's concentrate products would be available in various weights as permitted by law. Subject to availability, Applicant proposed to offer concentrate products in 1/2-gram, 1-gram, and 3.5-gram quantities.

b. *Administration/Consumption.* Recognizing that inhalation is the primary method of administration for concentrate products, Applicant proposes sell cannabis concentrates in sealed packages. Purchasers would be able to acquire inhalation-related paraphernalia at Applicant's dispensing facility as further described below.

c. *Restrictions.* Applicant would not sell an Illinois resident more than 5 grams of concentrate or an out-of-state purchaser more than 2.5 grams of concentrate.

3.3 Cannabis-Infused Consumable Products

Applicant proposes to offer a mix of cannabis-infused consumable products (precise mix of such products will be subject to quality, consistency and availability), such as tinctures, capsules, tablets, edibles, suppositories, chewables, dissolvables, sublinguals, and the like among its product offerings.

a. *Quantities.* Applicant's proposed cannabis-infused consumable products would be available in a variety of package sizes based on weight and cannabinoid content. Subject to availability, Applicant would sell individually packaged consumable products (variety of servings or pieces/package), where each such serving or piece would contain 10 mgs of THC or less (whether or to what extent THC is contained in a serving would vary depending on the cannabinoid ratio and number of servings per package), and in no case would any package contain more than 100 mgs of THC.

b. *Administration/Consumption.* Cannabis-infused consumable products are intended to be ingested, and may be immediately swallowed (such as in the case of a beverage capsule), chewed then swallowed (such as in the case of a food product) or absorbed (such as in the case of a tincture or dissolving sublingual tablet).

c. *Restrictions.* Applicant would not sell an Illinois resident cannabis-infused consumable product containing more than 500 mgs of THC or an out-of-state purchaser more than 250 mgs of THC.

3.4 Cannabis-Infused Topical Products

Applicant proposes to sell an assortment cannabis-infused topical products, such as salves, ointments, bath bombs (and similar products used during bathing), sprays, lotions, muds, gels, creams, balms, lubricants, and transdermal patches among its product offerings. The precise mix of topical products Applicant would offer would be subject to product quality, consistency and availability.

a. *Quantities.* Applicant's proposed cannabis-infused topical products would be available in a variety of package sizes based on weight and cannabinoid content. Subject to availability, Applicant proposes to offer individually packaged topical products containing 100

mgs of THC and/or CBD (whether or to what extent THC is contained in a serving would vary depending on the cannabinoid ratio and number of servings per package)..

b. *Administration/Consumption.* Cannabis-infused topical products are applied to and absorbed through the skin. In this respect, they may be rubbed or spread over the skin (such as in the case of a cream, lotion or salve) or affixed to the skin (such as in the case of a transdermal patch), thus no special device or paraphernalia is necessary to enable proper topical product use.

c. *Restrictions.* Applicant would not sell an Illinois resident cannabis-infused topical products containing more than 500 mgs of THC or an out-of-state purchaser cannabis-infused topical products containing more than 250 mgs of THC.

3.5 Cannabis Paraphernalia Products and Non-Cannabis Merchandise

As referenced in subsections 3.1 – 3.4 above, Applicant proposes to offer various cannabis paraphernalia products for sale. Such products include, for example, vaporizers, batteries for vaporizer pens, pipes, water pipes, grinders, rolling papers and lighters, tasteful displays showing some or all of which would be incorporated into Applicant’s restricted access sales area in accordance with the Act and the Illinois Drug Paraphernalia Control Act (720 ILCS 600/1 *et seq.*). Applicant further proposes to sell non-cannabis merchandise, such as articles of clothing, reusable water bottles, mugs and potentially a small selection of convenience items, such as greeting cards. In no event will Applicant’s non-cannabis merchandise include food for consumption or be inconsistent in any way whatsoever with state or local laws, rules, regulations or operational standards, including but not limited to those governing advertising, marketing and similar promotional material (an overview of which are set forth in Section 6.2 below).

3.6 Applicant’s Proposed Services

In the ordinary and customary course of dispensing operations, Applicant may provide ancillary services to its customers. Such services may include, for example, counseling customers about proper use of Applicant’s cannabis products, proper storage and answering similar consumer questions. Consistent with local law and rules however, Applicant will not permit any onsite consumption, operate a drive through service window, sell food for consumption, or offer, provide or otherwise make available any service that involves dispensing cannabis or operating an Adult-Use Cannabis Dispensing Organization except in compliance with applicable state and local laws, rules, regulations and operational standards.

4.0 PROJECTED NUMBER OF EMPLOYEES

Based on Applicant’s experience, Applicant projects it will hire and thereafter employ 40 agents (employees) at the Property (proposed Second Site). Under ordinary operating conditions, Applicant intends to staff the store with approximately 10 employees at a time. However, as more particularly described in Section 5 below, Applicant anticipates that all proposed operational hours on each of 3 days per week will be considered “peak” operating conditions. Under peak operating conditions, Applicant intends to staff the store with approximately 15 employees at a time.

5.0 PROPOSED HOURS AND DAYS OF OPERATION

Applicant proposes to operate 7 days per week from 9:00 am to 10:00 pm.

6.0 OTHER OPERATIONAL INFORMATION

6.1 Applicant's Proprietary Interest in the Property

Applicant entered into a lease by and between it and WCT Investments, LLC, an Illinois limited liability company, providing for Applicant's exclusive use of the Property for Applicant's express intended purpose of operating an Adult-Use Dispensing Organization (the "Lease"). The Lease, which has an effective date of May 28, 2020, has an initial 10-year term and three 5-year extension terms. Under the Lease, Applicant currently has possessory rights to the Property, but the initial 10-year term will not commence for approximately 90 days.

To evidence the forgoing and provide the City with documentation of Applicant's proprietary interest in the Property, together with the Property owner's express consent to Applicant's intended use, a true and complete copies of (i) the Lease, and (ii) the affidavit to William H. Torchia, Manager/Member, WCT investments, LLC dated June 17, 2020 are annexed hereto and incorporated herein as ATTACHMENTS 1 and 2, respectively.

6.2 Applicant's Proposed Use of Tenant Space

If the City approves the Application and thereafter allows Applicant to operate a Second Site at the Property, Applicant will devote not less than 75% of the floor space to ordinary and customary licensed Adult-Use cannabis dispensing operations, which shall in all respects be consistent with the authorizations, rules and restrictions set forth in the Act.

6.3 Advertising, Marketing and Promotional Material Policy

If the Application is granted and Applicant is subsequently authorized to operate a Second Site at the Property, it will strictly comply with advertising and promotional standards set forth in the Act and in the City of Bloomington Sign Code (further information about Applicant's signage and compliance with the Blooming Sign Code is set forth in Applicant's Sign Plan).

Specifically, Applicant will not engage in advertising or other promotional activity of any kind whatsoever that contains any statement or illustration that is: (1) false or misleading; (2) promotes overconsumption of cannabis or cannabis products; (3) depicts the actual consumption of cannabis or cannabis products; (4) depicts a person under 21 years of age consuming cannabis; (5) make any health, medicinal, or therapeutic claims about cannabis or cannabis-infused products; (6) includes the image of a cannabis leaf or bud; or (7) includes any image designed or likely to appeal to minors, including cartoons, toys, animals, or children, or any other likeness to images, characters, or phrases that is designed in a manner to be appealing to or encourage consumption of persons under 21 years of age.

Further, (1) Applicant will not advertise cannabis or cannabis infused product in any form or through any medium within 1,000 feet of the perimeter of school grounds, a playground, a recreation center or facility, a child-care center, a public park or library, or a game arcade to which

admission is not restricted to persons 21 years or older, on or in a public transit vehicle or public transit shelter, or on or in publicly owned or publicly operated property, and (2) Applicant will not encourage the sale of cannabis or cannabis products by giving away cannabis or cannabis products, or by providing promotional materials or activities of a manner or type that would be appealing to children.

ATTACHMENT 1

Lease dated May 28, 2020

118 Keaton Place, Bloomington, Illinois 61704

by and between

WCT Investments, LLC (Landlord)

and

Beyond Hello IL, LLC (Tenant)

Lease was removed from
Public Materials

ATTACHMENT 2

Affidavit of William H. Torchia, Manager/Member
WCT Investments, LLC, Landlord
dated June 17, 2020

*Express Consent to Use of Property as an
Adult-Use Dispensing Organization*

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) ss:

WILLIAM H. TORCHIA, being duly sworn, deposes and says:

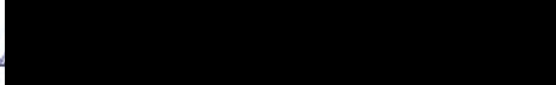
1. I am a citizen of the United States and a resident of the State of Illinois.
2. I currently serve as the Manager/Member of WCT Investments, LLC, an Illinois limited liability company (the "Company") and have served in such capacity for five (5) Years.
3. As Manager of the Company, I am its lawful representative and am duly authorized to bind it for all purposes.
4. I make this affidavit based on personal knowledge.
5. Company is the owner of real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the "Premises").
6. Company, as landlord, entered into that certain lease agreement by and between it and Beyond Hello IL, LLC, an Illinois limited liability company (the "Tenant") dated May 28, 2020 respecting the Premises (the "Lease").
7. Section 1.06 of the Lease (*Use of the Premises*) specifically provides that "Tenant shall have the right to use the Premises as a cannabis dispensary in conformance with state and local laws, rules, and regulations []" (the "Permitted Use").
8. On behalf of Company, I hereby expressly reaffirm Company's consent for Beyond Hello IL, LLC to use the Premises as an adult use cannabis dispensing facility.

Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: 6/17/2020


William H. Torchia

Subscribed and sworn to before me this 17th day of June, 2020.

(SEAL) , Notary Public



Applicant's Affidavit

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.:

NATHAN N. WANG, being duly sworn, deposes and says:

1. I am a citizen of the United States and a resident of the State of Colorado.
2. I am the New Markets Manager for Jushi Holdings Inc., parent company of applicant Beyond Hello IL, LLC, an Illinois limited liability company ("Applicant").
3. In the above-described capacity, I Applicant's lawful representative with respect to an application to the City of Bloomington Zoning Board of Appeals and City Council for a Special Use Permit to operate an Adult-Use Cannabis Dispensing Organization and am duly authorized to make the representations set forth herein.
4. I make this affidavit based on personal knowledge.
5. Pursuant to a lease dated May 28, 2020 by and between Applicant and WCT Investments, LLC, an Illinois limited liability company (the "Lease"), Applicant has the exclusive right to use certain real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the "Premises") for the express purpose of operating an Adult-Use Cannabis Dispensing Organization.
6. The Premises is not located in a dwelling unit and will not be operated as a home occupation.
7. All proposed operations will be in full and complete compliance with state and local laws, rules, regulations, and operational standards and particularly the Illinois Cannabis Regulation and Tax Act (the "Act") those set forth in Ordinance No. 2019-89 (amending Chapter 44 of the City of Bloomington Zoning Code), including but not limited to new § 44-1039(H). Specifically:
 - a. The Premises is not located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school. Day care center, day care home, residential care home, place of worship or park/playground;
 - b. The Premises is not located within two hundred and fifty feet (250) of the property line of a pre-existing property zoned R1A, R1B, R1C, R1H, R2, R3A, R3B, R4, GAP 2, GAP 3 or GAP 4;
 - c. At least seventy-five percent (75%) of the floor area of the tenant space under the Lease shall be devoted to Applicant's dispensing activities as authorized under the Act, and Applicant will not sell food for consumption on the Premises;

d. Applicant shall not conduct any sales or otherwise distribute cannabis except as authorized under the Act;

e. To the extent Applicant is authorized to and does display and/or sell any drug paraphernalia, it shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 600/1 et seq.) and the Act;

f. Applicant will not have a drive through window;

g. Applicant be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused cannabis products, which space shall be:

i. Located withing an enclosed area of the principal structure;

ii. Secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and

iii. A restricted access area;

h. The Premises is located more than fifteen hundred (1,500) feet away from the property line of another Adult-Use Cannabis Dispensing Organization;

i. Applicant will install and maintain building enhancements, such as security cameras and lighting, to ensure safety of employees, customers and the environs (such enhancements are depicted and more fully described in Applicants drawings and related operational plans);

j. Applicant will not permit cannabis consumption onsite;

k. Cannabis waste of any type of kind on the Premises will always be stored within secure refuse container located within a restricted access area prior to its destruction and disposal, which destruction and disposal will be performed in accordance with all applicable state laws and regulations (as may be amended from time to time);

l. Applicant shall comply will all advertising and promotional standards set forth in the Act and as provided in the City of Bloomington Sign Code; and

m. Applicant shall comply with all parking and landscaping provisions of the City of Bloomington Zoning Code, including but not limited to transitional yard and screening requirements.

Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: June 17, 2020

[REDACTED]
Nathan N. Wang, New Markets Manager
Jushi Holdings Inc.

Subscribed and sworn to before me this _____ day of _____, 2020.

_____, Notary Public

(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

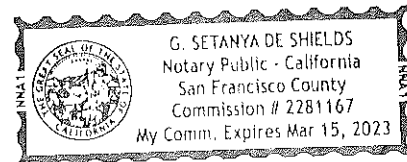
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 17th day
of June, 2020, by Nathan N. Wang

_____, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)



BEYOND HELLO

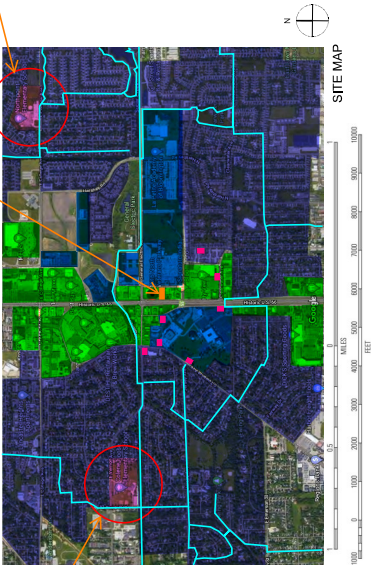
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

SPECIAL USE PERMIT SUBMITTAL JUNE 17, 2020

500 FOOT RADIUS FROM
SCHOOL YARD.

SITE LOCATION
1515 N. VETERANS PARKWAY

500 FOOT RADIUS FROM
SCHOOL YARD.

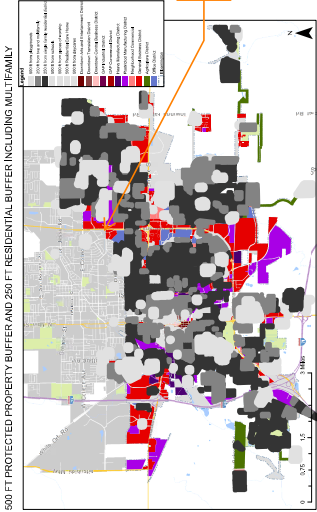


SITE MAP - LEGEND ITEMS REFERENCED 1,500 FEET AWAY

- RESIDENTIAL
- RETAIL
- OFFICE / BUSINESS
- SCHOOL

CONSTITUTION TRAIL
(nearest is 0.3 mi)

BUS STOP
(nearest is 0.3 mi)



SITE LOCATION
1515 N. VETERANS
PARKWAY

CURRENT BUILDING OWNER:
WCT INVESTMENTS
2813 N. MAIN STREET
EAST PEORIA, IL 61611

Jushi

Project
BRYANTWOOD BLOOMINGTON
BLOOMINGTON, IL 61704

Owner
WCT INVESTMENTS
2813 N. MAIN STREET
EAST PEORIA, IL 61611

Design Architect
PARSONS
1000 N. MAIN STREET
EAST PEORIA, IL 61611

Architect of Record
EPSTEIN
1000 N. MAIN STREET
EAST PEORIA, IL 61611

Applicant
JUSHI INCORPORATED
1000 N. MAIN STREET
EAST PEORIA, IL 61611

Applicant
JUSHI INCORPORATED
1000 N. MAIN STREET
EAST PEORIA, IL 61611

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JUSHI INCORPORATED
1000 N. MAIN STREET
EAST PEORIA, IL 61611

Applicant
JUSHI INCORPORATED
1000 N. MAIN STREET
EAST PEORIA, IL 61611

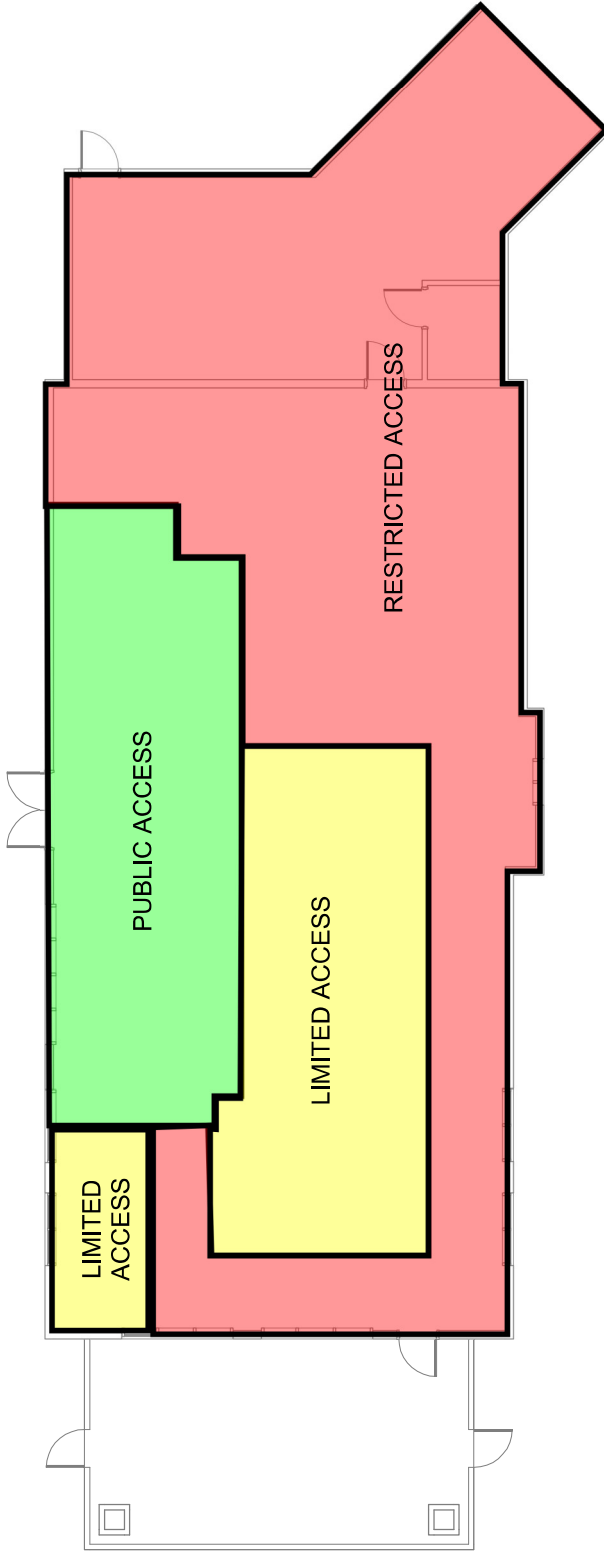
Applicant
JUSHI INCORPORATED
1000 N. MAIN STREET
EAST PEORIA, IL 61611

EPSTEIN

Office
1000 N. Main Street
East Peoria, IL 61611
715.255.1100

Project Number: 2020
Project Manager: JF
Date: 6/17/2020
Checked By: JF
Checked Date: 6/17/2020

COVER PAGE - SITE MAP
SUP-01



- PUBLIC ACCESS
- LIMITED ACCESS
- RESTRICTED ACCESS



SECURITY ACCESS RESTRICTION PLAN - PUBLIC



Applicant	Architect of Record	Design Architect	Owner	Project
JUSHI INC. CORPORATION BLDG. SUITE 200 100 W. WASHINGTON ST. CHICAGO, IL 60601	EPSTEIN 100 W. WASHINGTON ST. CHICAGO, IL 60601	PARSONS 100 W. WASHINGTON ST. CHICAGO, IL 60601	AT&T INTELLECTUAL PROPERTY 100 W. WASHINGTON ST. CHICAGO, IL 60601	DEVONHILL BLOOMINGTON BLOOMINGTON, IL 61704

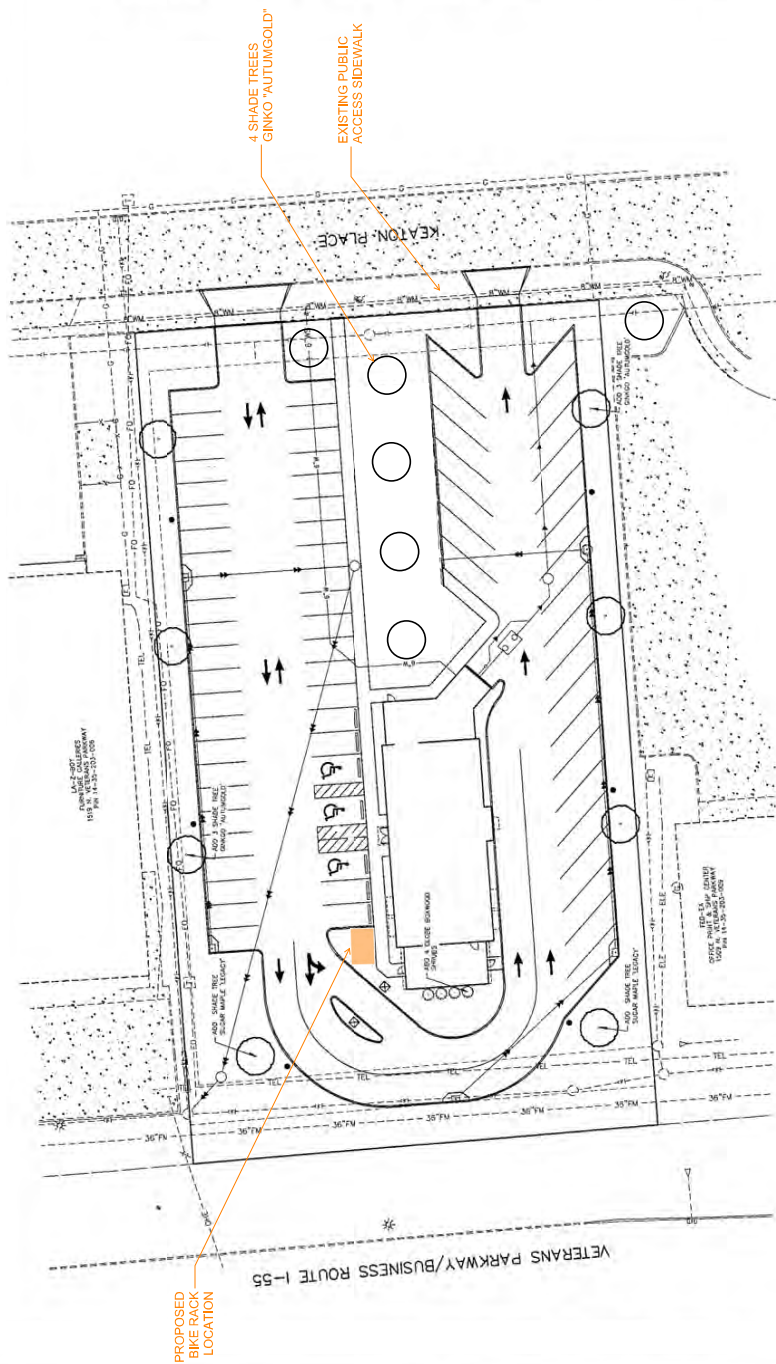
SECURITY PLAN
SUP-04

PROJECT NUMBER	2020
PROJECT MANAGER	AP
DATE	11/12/2018
DESIGNED BY	LC
CHECKED BY	LP

SEPSTEIN
Architects
100 W. WASHINGTON ST.
CHICAGO, IL 60601
TEL: 312.561.1100
WWW.SEPSTEIN.COM

PROJECT NUMBER	2020
PROJECT MANAGER	AP
DATE	11/12/2018
DESIGNED BY	LC
CHECKED BY	LP





PARKING REQUIREMENTS

RESTAURANT: 1 SPACE PER 100 SF OF BUILDING
BUILDING SIZE: 44,129 SF
SUB-TOTAL: (4,129 X .01) = 42 SPACES
PROCESS. PARKING = 42 SPACES + 2 SPACES
42 SPACES REQUIRED (2 ACCESSIBLE)

GENERAL LANDSCAPING NOTES:

- [illegible]

PARKING LOT POINT TABLE

SHADE TREES	8 EA	64 POINTS
EVERGREEN SHRUBS	2 EA	8 POINTS
EX. SUBTOTAL		72 POINTS

PARKING LOT TOTAL SHOWN	72 POINTS
-------------------------	-----------

NOTE: SIZE AND SPECIES OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

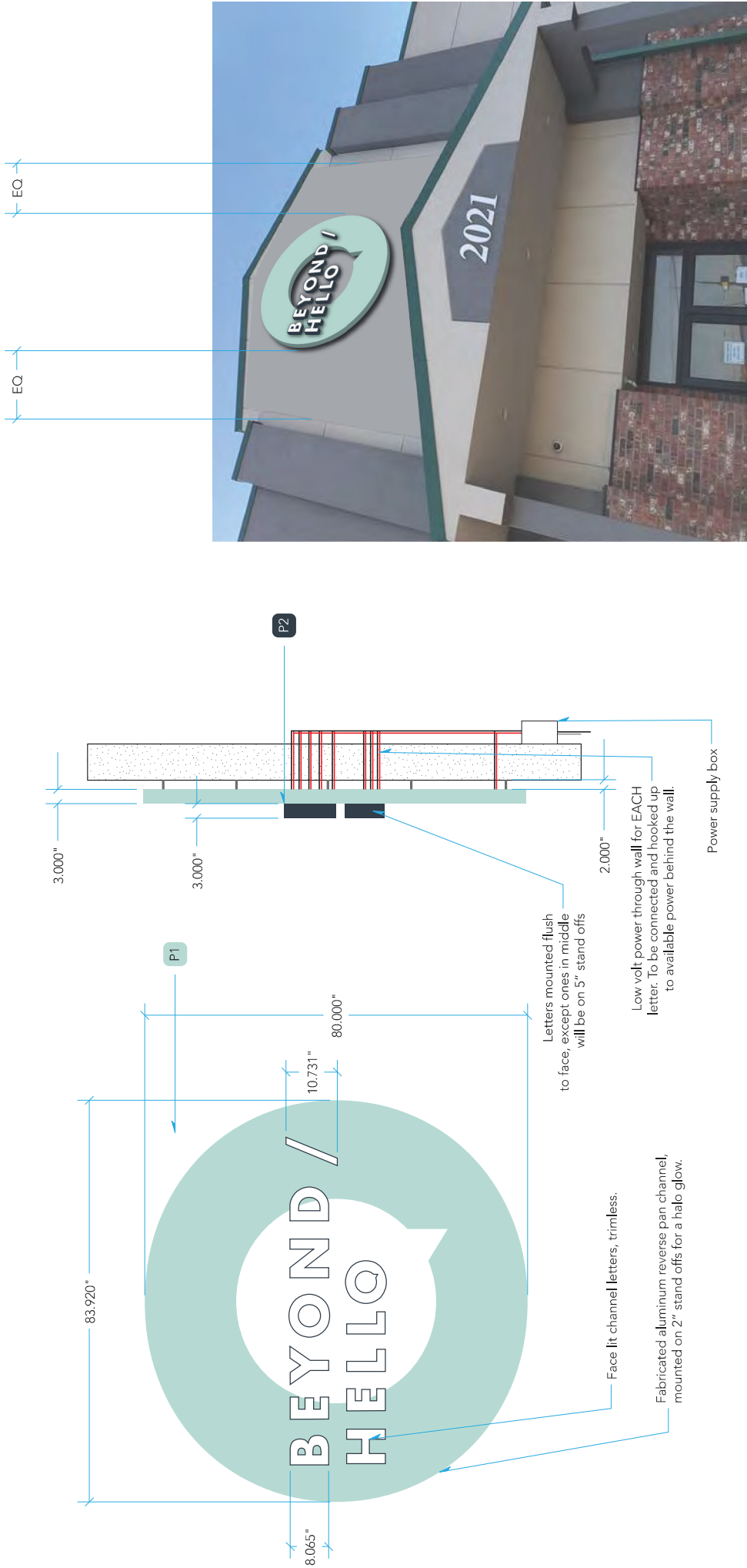


SITE LAYOUT PLAN

WILM CHICKENS - BLOOMINGTON, IL
515 N. VETERANS PARKWAY, PHN 14-35-203-0006
OFFICE 1/4, SECOND FLOOR TO GREEN SUB
LOT 1/4, SEC 35, T24N, R2E, 3RD PM

EXISTING
LANDSCAPING PLAN
SUP-07

COLOR SPEC: P1 Speech Bubble; Satin Pantone 566 C P2 Returns; Satin Pantone 432 C	PAINT: VINYL / LAMINATE:	MATERIAL SPEC: LETTERS: 3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" - 20 mmut fasteners. Faces to be 1/2" 2447 white acrylic	CABINET / SUBSTRATE: Logo face to be 0.08" with 0.043" returns. Backer to be 3/16" clear polycarbonate with 1/4" - 20 fasteners. Mounted on 2" spacers for halo glow.	ILLUMINATION: Sloan LED Prisms 6500K	TOTAL ITEMS: QUANTITY: 1
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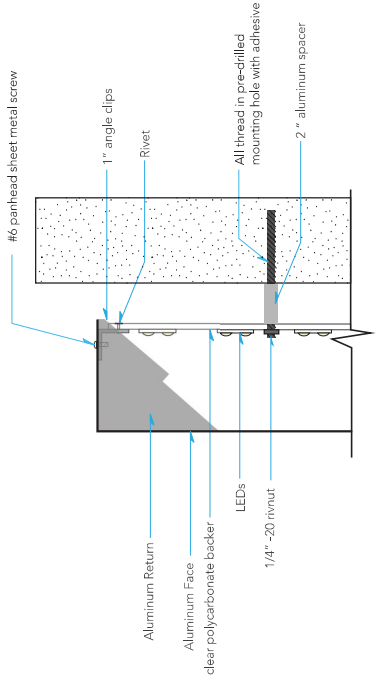
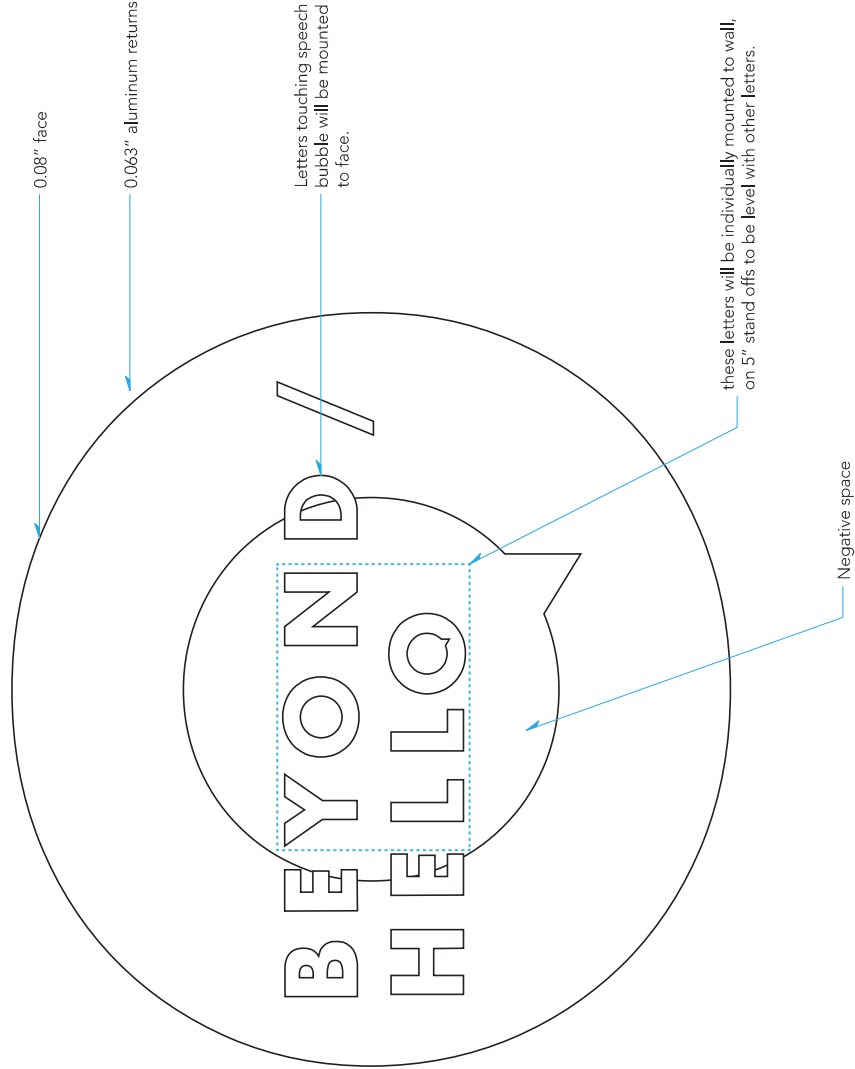
A.1
Beyond/Hello Sauget - Exterior
1:20 Scale

A.2
Location
NOT TO SCALE

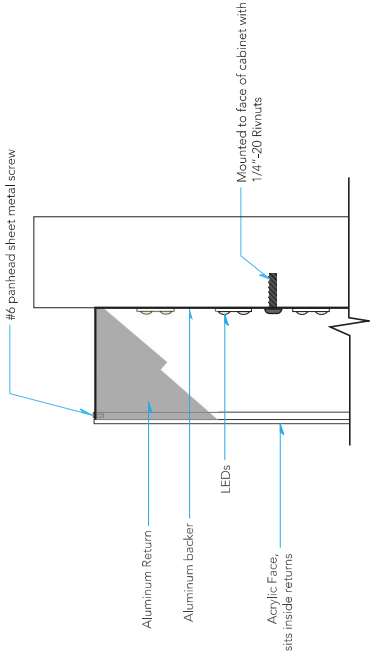
RiNO SIGN WORKS 5835 W 6th Ave, Unit 4C Lakewood, CO 80214 303.289.8547	FOR REFERENCE ONLY	Order #: 200932 Designer: Maddie Bonthron Rev: 1	Date: 3/30/2020 ☐ Approved
---	-------------------------------	--	--

This artwork is the exclusive property of RiNo Sign Works and is the result of the original work of its employees. It is submitted to your company for the sole purpose of your consideration of whether to purchase signage according to this artwork, from RiNo Sign Works. Distribution or exhibition of this artwork to anyone other than employees of your company, or use of this artwork to construct a sign similar to the one embodied herein is expressly forbidden.

COLOR SPEC: P1 P2	PAINT: Speech Bubble: Satin Pantone 566 C Returns: Satin Pantone 432 C	VINYL / LAMINATE:	MATERIAL SPEC: 3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" - 20 minut fasteners. Faces to be 1/2" 2447 white acrylic	LETTERS: 3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" - 20 minut fasteners. Faces to be 1/2" 2447 white acrylic	CABINET / SUBSTRATE: Logo face to be 0.08" with 0.043" returns. Backer to be 3/16" clear polycarbonate with 1/4" - 20 minut fasteners. Mounted on 2" spacers for halo glow.	ILLUMINATION: Sloan LED Prisms 6500K	TOTAL ITEMS: QUANTITY: 1
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CABINET SECTION VIEW



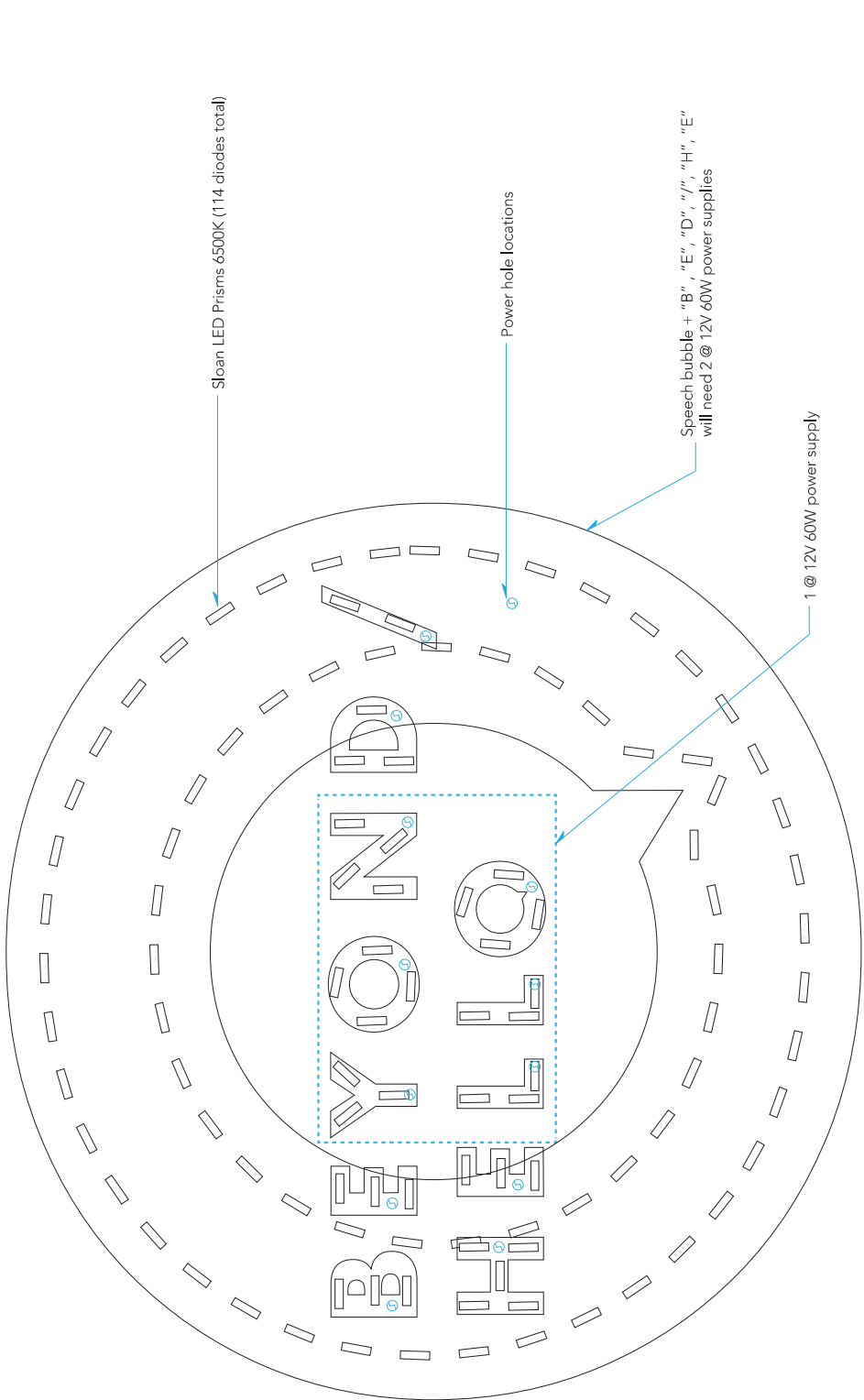
LETTER SECTION VIEW

A.3 FABRICATION Not To Scale

5835 W 6th Ave. Unit 4C Lakewood, CO 80214 303.289.8547	FOR REFERENCE ONLY	Order #: 200932 Designer: Maddie Bonthron Rev: 1	Date: 3/30/2020 ☐ Approved
---	---------------------------	--	--

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COLOR SPEC: P1 Speech Bubble Satin Pantone 566 C P2 Returns: Satin Pantone 432 C	PAINT: VINYL / LAMINATE:	LETTERS: 3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" 20 mm fasteners. Faces to be 1/2" 2447 white acrylic	CABINET / SUBSTRATE: Logo face to be 0.08" with 0.043" returns. Backer to be 3/16" clear polycarbonate with 1/4" 20 mm fasteners. Mounted on 2" spacers for halo glow.	LIGHTING: Sloan LED Prisms 6500K	TOTAL ITEMS: 1
--	---	---	---	---	---



A.4

Light Layout

Not to Scale

5835 W 6th Ave. Unit 4C Lakewood, CO 80214 303.289.8547	FOR REFERENCE ONLY	Order #: 200932 Designer: Maddie Bonthron Rev: 1	Date: 3/30/2020 ☐ Approved
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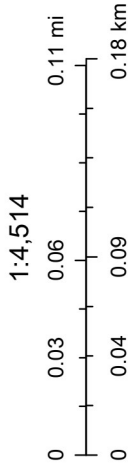
This artwork is the exclusive property of RiNo Sign Works and is the result of the original work of its employees. It is submitted to your company for the sole purpose of your consideration of whether to purchase signage according to this artwork, from RiNo Sign Works. Distribution or exhibition of this artwork to anyone other than employees of your company, or use of this artwork to construct a sign similar to the one embodied herein is expressly forbidden.

Aerial Map-118 Keaton Place



7/6/2020, 1:18:54 PM

Parcels



1:9,028



Town of Normal GIS, McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | <http://www.McGIS.org/License> | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington



Department of Community Development 115 E
Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

July 1, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, July 15, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Beyond Hello IL, LLC (1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431). Jushi Holdings LLC is the parent company of Beyond Hello IL LLC.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting approval of a special use permit for an adult-use cannabis dispensary in the B-1, General Commercial District at 118 Keaton Pl Bloomington, IL 61704 (owned by WCT Investments, LLC, 2813 N Main St. East Peoria, IL 61611).

The Subject Property is legally described as: O'BRIAN SUB 2ND ADD LT 7

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

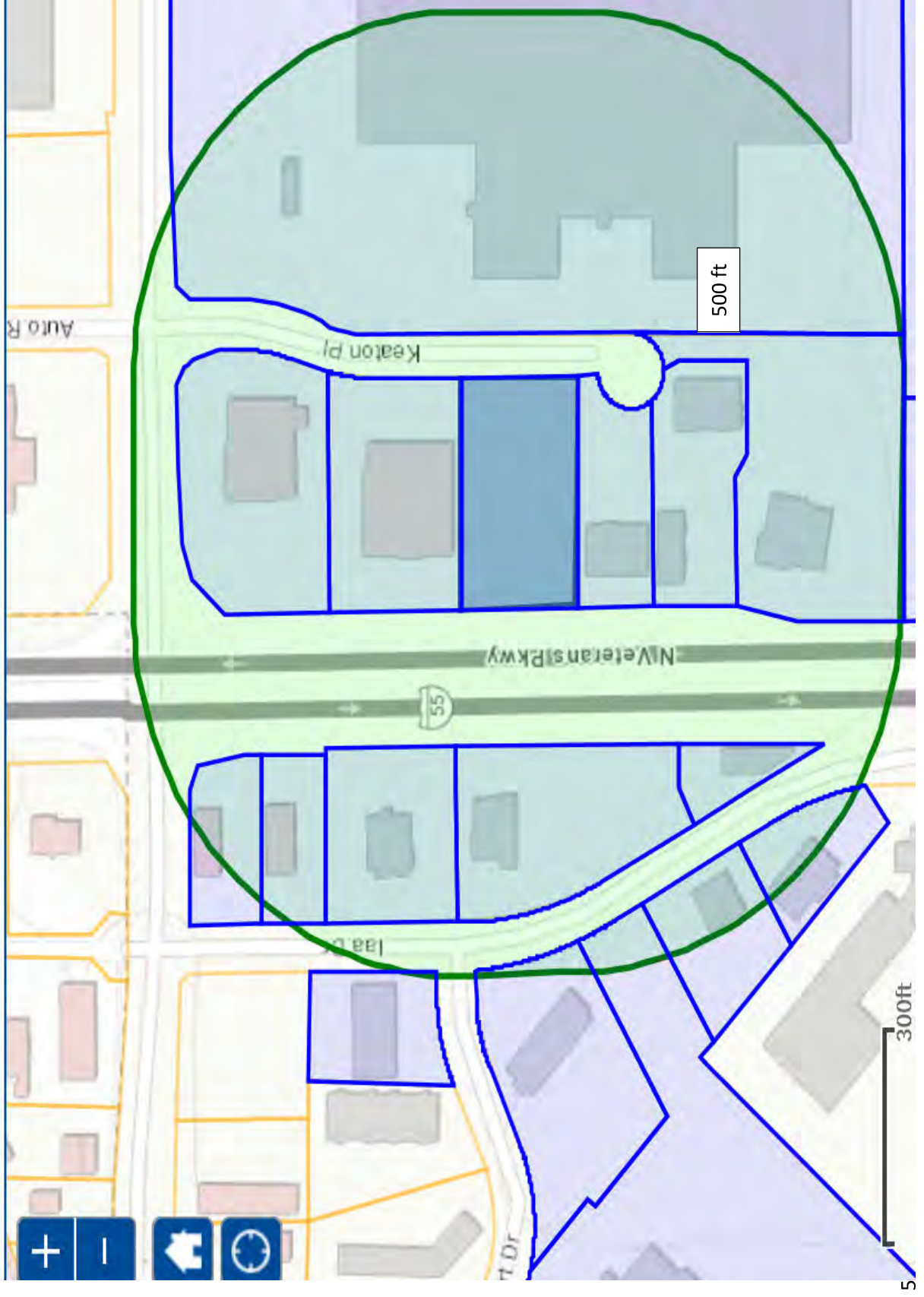
Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property



McLean County Public Notification



DONALD FRANKE
303 N WILLIAMSBURG DR
BLOOMINGTON, IL 61704

STARK MANAGEMENT HOS II, LLC
1805 W WASHINGTON ST
BLOOMINGTON, IL 61701

KEVIN HUSTEDT
126 LAKEVIEW DR
GIBSON CITY, IL 60936

HCRZ LLC
PO BOX 1021
BLOOMINGTON, IL 61702

CRYSTAL GLEN PROPERTIES LLC SERIES
BLOOMINGTON
3440 WEST WABASH AVE
SPRINGFIELD, IL 62711

JAIV HOSPITALITY INC
818 IAA DR
BLOOMINGTON, IL 61701

COUNTRY LIFE INSURANCE CO
1711 GENERAL ELECTRIC RD
BLOOMINGTON, IL 61704

TMKY/NADG SPIRIT LONE STAR LP
8080 PARK LN STE 740
DALLAS, TX 75231

BOB EVANS FARMS LLC
ATTN TAX DEPT 8111 SMITHS MILL RD
NEW ALBANY, OH 43054

COUNTRY LIFE INSURANCE CO
PO BOX 2020
BLOOMINGTON, IL 61702 -2020

WCT INVESTMENTS LLC
2813 N MAIN ST
EAST PEORIA, IL 61611

LAKEWOOD PLAZA INVESTORS LLC
38 ARLEN RD
WESTPORT, CT 06880

WILLIAM M & PETER J READ
812 IAA DR
BLOOMINGTON, IL 61701

LA GIOIA TWO LLC
3801 PGA BLVD STE 600
PALM BEACH GARDENS, FL 33410

WJJR ENTERPRISES
14810 S LA GRANGE RD
ORLAND PARK, IL 60462

WALGREEN CO
REAL ESTATE TAX DEPT P O BOX 1159
DEERFIELD, IL 60015

84528

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, July 15, 2020 at 4:00 PM at www.cityblm.org /live on a petition submitted by Beyond Hello IL, LLC (1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431) for approval of a special use permit for an adult-use cannabis dispensary in the B-1, General Commercial District at 118 Keaton Pl Bloomington, IL 61704 (owned by WCT Investments, LLC, 2813 N Main St. East Peoria, IL 61611) (PIN# 14-35-203-008). Legally described as: O'BRIAN SUB 2ND ADD LT 7.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: June 29, 2020