

Land Use Petition

Project Number: 2019.218

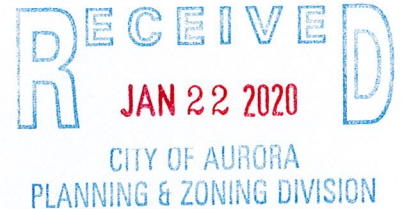
Subject Property Information

Address/Location: 35 N. Broadway

Parcel Number(s): 15-22-332-001

Petition Request(s)

Requesting approval of a Special Use for a Cannabis Dispensing Facility (2115) use on property located at 35 N. Broadway



Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:
Floor Plan / Interior Rendering
Disposal Plan
Security Plan
Operating Procedures
Ventilation Plan

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)

Petition Fee: \$830.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Thomas P. Duffy Date 1-21-2020

Print Name and Company: Thomas P. Duffy, Manager, Bloom Holdings I LLC

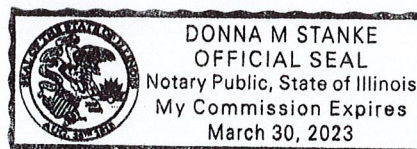
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 21st day of January, 2020

State of Illinois
County of COOK) SS

Notary Signature: [Signature]

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2019.218

Petitioner: Bloom Holdings I, LLC

Number of Acres: 0.08

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 30.00
		\$ -

Total: **\$830.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

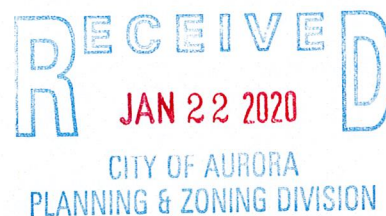
Verified By: Tracey M. Vacek

Date: 1/17/2020

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank



Data Entry Fields are indicated in Green

Owner

First Name:	Scot	Initial:		Last Name:	Bode	Title:	Mr.
Address:	35 N. Broadway						
City:	Aurora	State:	IL	Zip:	60505		
Email Address:	scot@pmecake.com	Phone No.:		Mobile No.:	630-460-2079		
Company Name:	Knightsbridge Global Ltd.						
Job Title:	CEO						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Tenant						
First Name:	Thomas	Initial:	P	Last Name:	Duffy	Title:	Mr.
Address:	5609 N. Miltimore						
City:	Chicago	State:	IL	Zip:	60646		
Email Address:	duffy@htl-law.com	Phone No.:		Mobile No.:	847-226-8472		
Company Name:	Bloom Holdings I LLC						
Job Title:							

Additional Contact #1

Relationship to Project	Consultant						
First Name:	Bill	Initial:		Last Name:	Wiet	Title:	Mr.
Address:							
City:		State:		Zip:			
Email Address:	billwiet@comcast.net	Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							



QUALIFYING STATEMENT
35 N. Broadway, Aurora, Illinois ("Property")
January 10, 2020

CITY OF AURORA
PLANNING & ZONING DIVISION

Introduction

The undersigned is Vice President and Secretary and a 51% shareholder in Bloom Holdings Corp., an Illinois corporation (the "Company"). The Company filed on December 30, 2019, a Conditional Adult Use Dispensing Organization License Application ("Illinois Dispensary Application") for the Property and two other locations in northern Illinois that the Company has under control, also identified in the Illinois Dispensary Application. The Illinois Dispensary Application filed by the Company identifies the undersigned as a Social Equity Applicant (See Schedule 1). Bloom Holdings I LLC ("Proposed Project Tenant"), an affiliate 100% owned by the shareholders of the Company, has entered into a Letter of Intent (See Schedule 2) with Knightsbridge Global Ltd., the owner of the Property, for a lease, with an option to purchase, relative to the development of the Property with a cannabis dispensary (the "Project"). The owner of the Property has issued an Owner's Consent and Authorization to proceed with the proposed development of the Project as a cannabis dispensary (See Schedule 3). Attached as Schedule 4 is a copy of the legal description of the Property, a copy of the sidwell map which identifies the tax parcels of the Property and outlines the dimension of the Property, together with photographs of the Property and the adjacent parking facilities. When the undersigned toured the interior of the Property with the owner, the owner produced original blueprints which detailed the owner's remodeling of the Property. The blueprints are located in the building which we have requested the owner to reproduce, together with associated drawings in the event the City would like to review the plans for the existing improvements in the Property.

Although the Company does not hold an existing medical cannabis dispensary license in the State of Illinois, the undersigned anticipates that the location of the Property, together with the other two locations referred to in the next sentence, are high-traffic areas located at key arterial intersections that are very desirable sites for a profitable cannabis dispensary, which will result in increased revenue for both the State and the City of Aurora. The Company is in the midst of obtaining a special use permit in 2 other locations along the Illinois/Wisconsin border in Lake County, Illinois.

As to the experience the Company has in the cannabis industry, the Company's President, who holds a 44% interest, has significant experience as the chief financial officer of an established integrated cannabis company doing business in Colorado, Washington and Nevada, as further described in Schedule 5. Schedule 5 also includes a description of the undersigned's legal background and experience in development of retail facilities. Incidentally, the undersigned represented Chelsea GCA Realty, Inc. in the acquisition and development of the unimproved land that is the location of the Chicago Premium Outlets at I-88 and Farnsworth Avenue in Aurora. The undersigned also negotiated the \$23,000,000 original TIF Agreement between the City of Aurora and the developer of the outlet center.

The Company's operating procedures have been submitted to the State for their review and are also attached as Schedule 6. The proposed floor plan for the Project is attached as Schedule 7.

The current PME School of Cake Decorating & Confectionary Art is well suited for the proposed re-use and has been meticulously remodeled and upgraded.

As part of the Company's business plan, the Illinois Dispensary Application identifies certain not-for-profit organizations which the Company has committed to promote through donations derived from the Project's operations. The Company's mission is to work with local non-profits, and it is The Company's intention to create working relationships with them.

The Company's security plan that has been submitted to the State is consistent for all locations being applied for, and attached as Schedule 8.

This Property is located at the southeast corner of the highly visible intersection of State Route 25 (Broadway) and New York Street. Along with its physical location, it, just as importantly, is located immediately adjacent to the City's public parking lot commonly known as Lot E. Lot E has just completed a majority reconfiguration and reconstruction. The City has added additional lighting than what was located there previously, creating a stronger sense of security, and has also installed a security camera system. Not only is Lot E available to potential customers, but there are also two additional public parking lots located just off the northwest and northeast corners of the intersection, all within view and comfortable walking distance to the Property. The Company recognized the ample availability of, and ease of access to, downtown parking in its site selection process.

The Company is aware that any improvements to the Property must be in conformance with the FoxWalk Design Review Rules and Regulations, and is prepared to work with City staff on any exterior design modifications as well as signage for the redevelopment of the Property. Although the City recently completed the installation of two parking Lot E entrance signs, The Company will continue to work with local businesses to determine if additional wayfinding signage is necessary, and if the Property can assist in the placement of said wayfinding signage on the façade. The Company and its affiliates plan to be actively involved in the Aurora Downtown business organization, plan to become of member of the Greater Aurora Regional Chamber of Commerce, and other organizations in furthering its relationship with the city.

The undersigned has reviewed the Aurora Ordinances and Regulations that pertain to cannabis dispensing facilities and the Project will fully comply with all applicable Ordinances and Regulations. Its location also meets the separation requirements contained in the Ordinance. Specifically, the Project will abut an arterial street, will not be located within 750 feet of any school or adjacent to a licensed daycare facility. No cannabis or paraphernalia shall be visible outside the Project, nor included on any signage, on-site use shall be prohibited and the Project will have operating hours not earlier than 8:00 a.m. and not later than 10:00 p.m., all as mandated by the applicable Aurora Ordinances.

One important aspect of locating in downtown Aurora worth noting is that The Project conforms to and will promote the CMAP Downtown Master Plan for Aurora. To that end, the Project :

- Will add to the growth and diversification of businesses in the downtown ;
- Will maintain the historic integrity of the building;

- Will integrate uniform building design and signage;
- Will assist in the overall marketing of the downtown and will promote local businesses from within the facility;
- Will assist in the redevelopment of the Broadway redevelopment corridor;
- Will promote use of public transportation given its proximity to bus service and the Aurora Transportation Center;
- Will generate additional foot traffic in the downtown, which is vital in support of this and other businesses in the downtown;
- Will create jobs and encourage additional small business development;
- Will desire to be an active participant in the creation of an art and culture plan for the City;
- Will promote activities that enhance the enjoyment of the Fox River and its attractions.

The off-site cannabis cultivation company we are working with is Revolution Enterprises located at 360 W. Butterfield Road, Elmhurst, Illinois.

Respectfully submitted,



Thomas P. Duffy

Knightsbridge Global Ltd
35 N Broadway | Aurora, IL 60505 | USA

January 3, 2020



Tracey M. Vacek, Senior Planner
City of Aurora Planning and Zoning Division
77 S. Broadway
Aurora, Illinois 60505

Re: 35 N Broadway | Aurora, IL 60505 (the "Property")

Dear Ms. Vacek:

The undersigned is the owner of the captioned Property. The undersigned has entered into a Letter of Intent with Wads LLC to lease, with perhaps an option to purchase, the Property. The undersigned hereby authorizes Bloom Holdings I LLC, formerly known as WADS LLC, to petition the City of Aurora for a Conditional or Special Use Permit, including all attendant approvals related thereto, to operate a cannabis dispensary in the Property.

Very truly yours,

A handwritten signature in black ink, appearing to read "Scot Bode", written over a horizontal line.

Scot Bode
CEO

Knightsbridge Global Ltd

EXHIBIT A

Lots 1 and 2 (except the Easterly 12 feet) of L.D. Brady's Subdivision of Lots 1 and 11 in Block 6 of the original town of Aurora. On the East side of Fox River in the City of Aurora, Kane County, Illinois.

Permanent Index Number(s): 15-22-332-001

Property Address: 35 North Broadway Avenue, Aurora, Illinois 60505

