

GCF Industries, Inc.

GCF Industries, Inc. plans to operate a Cannabis Infusing and Cannabis Transport operation at 1413 Sherman Road, Unit 90, Romeoville, IL 60446. The location is 2,250 square feet with 1,225 sf office space and 1,245 sf of warehouse space. The space will include a preparation room, production and packaging room and a locked vault room to store cannabis products. The facility will operate Monday-Friday 8:00am until 5:00pm and will be closed on weekends and holidays. The facility will have an access control system and extensive camera coverage on the exterior and interior of the facility in compliance with the Illinois Cannabis Regulation Tax Act. Cannabis products will be delivered and taken from the facility under GCF license. Products will be delivered and removed by vehicles licensed a cannabis transport vehicle. The facility has an overhead door that allows a vehicle to pull into the warehouse to load and unload products outside of public view. The facility will employ 5-7 employees when fully operational. GCF Industries will manufacture cannabis infused dissolvable tablets at the facility. The lease does not limit or assign the number of parking spaces available to GCF, more than 10 parking spaces are currently available on a daily basis for use by GCF.

Our team has reviewed the statements below and will ensure that the location meets all of the items outlined below and the setbacks in the ordinance. In addition to the special use permit, we are also asking that § 159.081 M-R, LIGHT MANUFACTURING/RESEARCH PARK DISTRICT of the Village of Romeoville Code of Ordinances be amended to include cannabis infuser operations and cannabis transport operations.

1. The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare; **Answer: The location at 1413 Sherman Road the cannabis operation is enclosed from general public and only authorized personal can access the property. The operation will comply with the Illinois Department of Agriculture cannabis regulations and will ensure that the general welfare of the public is not endangered.**

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; **Answer: The location at 1413 Sherman Road will be used for cannabis infusing operations and transportation of the product to established cannabis businesses. The operation is not intended to diminish or impair property values within the neighborhood.**

3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Answer: The location at 1413 Sherman Road and the surrounding properties are built out. No site changes are being proposed with this use.

4. Adequate utilities, access roads, drainage, or other necessary facilities have been or are being provided; **Answer: The location at 1413 Sherman Road is already operational and is equipped for a cannabis infuser operation.**

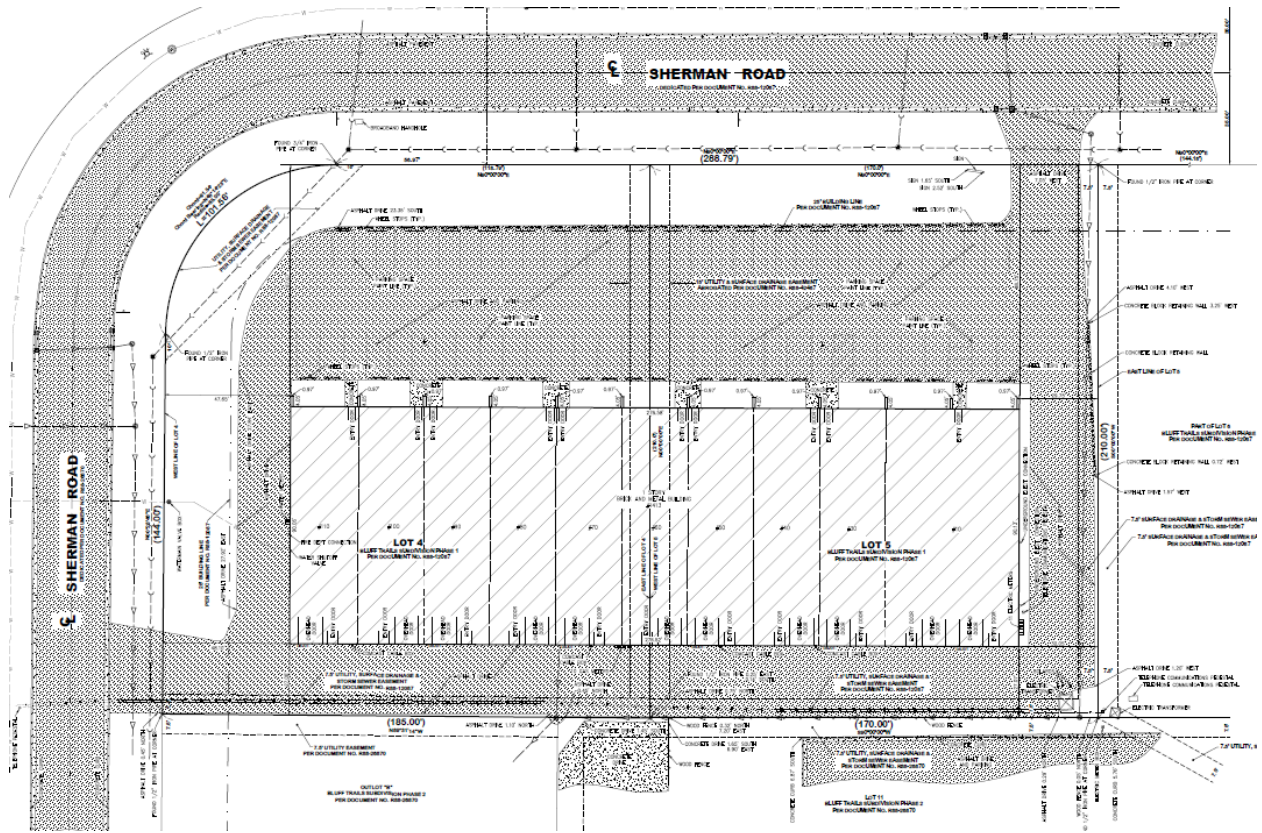
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and, **Answer: The subject infusing and transportation operation will have a preset delivery schedule (inbound and outbound) in order to avoid any congestion.**

6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as those regulations may in each instance be modified by the Village Board pursuant to the recommendations of the Planning & Zoning Commission; **Answer: The location at 1413 Sherman Road and related operation will continuously monitor any regulations and will be in touch with the district to ensure that all regulations are being properly understood and implemented. The location is currently zoned MR and we are asking that cannabis infuser operation and cannabis transport operations be added to the lists of special uses in the MR zoning district.**

GCF Industries has reviewed the Cannabis Setbacks in the Ordinance for the proposed amendments to § 159.081 M-R, LIGHT MANUFACTURING/RESEARCH PARK DISTRICT of the Village of Romeoville Code of Ordinances and have confirmed the location at 1413 Sherman Road meets these requirements:

Dispensing Organizations, Infuser, Processor, Transporter, shall not be located within 750 feet of the property line of any pre-existing public or private pre-schools , elementary schools, secondary schools , or day care centers. Dispensing Organizations, Infuser, Processor, Transporter, shall not be located within 750 feet of any property zoned within the UD University zoning district. In addition, Dispensing Organizations , Infuser, Processor, Transporter, shall not be located within 750 feet from any of the following identified locations: any public library within the limits of the Village, the Romeoville Village Hall, the Romeoville Recreation Center, or the Edward Athletic and Event Center. For purposes of Section 159. 75(C)(7), the relevant distance shall be measured between the nearest points on the property lines of the lot(s) , tract(s) or tax parcel(s) used for cannabis related uses, and the lot(s) , tract(s) or tax parcel(s) or zoning districts from which any separation required by Section 159. 75(C)(7) shall be maintained.

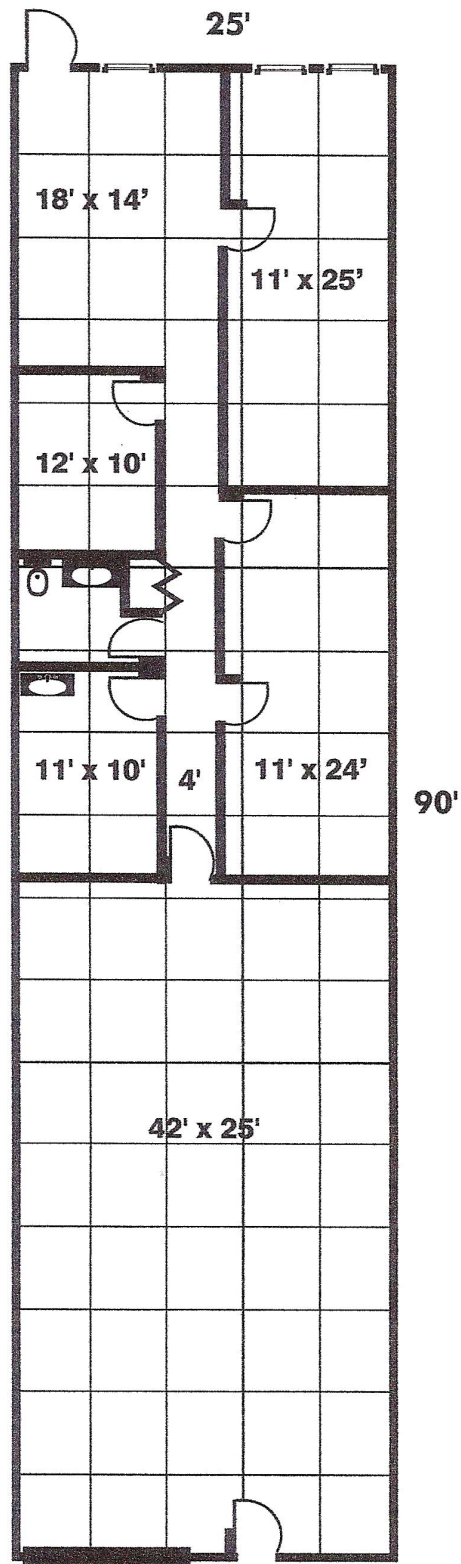




Space Plan
1413 Sherman Road
Romeoville, IL
2,250 Rentable Sq. Ft.

Unit 90

1,225 Rentable Sq. Ft./Office
1,025 Rentable Sq. Ft./Warehouse

















LEGAL DESCRIPTION

LOT 4 & 5 IN BLUFF TRAILS SUB PHASE I, BEING A SUB OF PRT OF THE NE1/4 OF SEC. 23,
T37N-R10E.

1160, LLC

106 Stephen Street, Suite 200
Lemont, IL 60439

August 1, 2024

This letter serves notice that I am the owner of 1413 Sherman Road, Romeoville, IL. I authorize my tenant, GCF Industries, to file for a land development application for unit 90 at 1413 Sherman Road, Romeoville, IL.

Thank you,

Pat Stanton

Patrick Stanton
Member