



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 3, 2022

Sylvia Michas
Taft Stettinius & Hollister
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: 3545 N. Kedzie Ave.

Dear Ms. Michas:

In response to your updated request, please be advised that the subject property is zoned C1-1 Neighborhood Commercial District. Green Star Equity LLC is seeking to establish an adult use cannabis dispensary at the subject site. They are proposing to provide parking at the rear of the building and at an adjacent C1-1-zoned lot at 3145 W. Addison St. You have included consent from the property owner of 3545 N. Kedzie Ave., Peter Eisenberg, Manager of CSD Addison EK LLC.

Pursuant to Section 17-3-0207-AAA (1) of the Zoning Ordinance ("Ordinance"), an adult use cannabis dispensary requires special use approval from the Zoning Board of Appeals. Additionally, pursuant to Section 17-9-0129 (3) of the Ordinance, an adult use cannabis dispensary shall be located no closer than 500 feet from any school. According to our records, and those provided with your request, there are no schools within 500 feet of the subject property.

Before a public hearing is held by the Zoning Board of Appeals to consider the special use application, the applicant must hold at least one community meeting in the ward in which it is proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process. Also, please refer to Section's 17-10-0207-M and 17-10-0603 for parking requirements. This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Victor Resa, Susan Perry