

December 20, 2021

Tyler Manic  
Schain Banks Kenny & Schwartz  
70 W. Madison St., Suite 5300  
Chicago, Illinois 60602

**Re: 2367 N. Milwaukee Ave. and 2847 W. Fullerton Ave.**

Dear Mr. Manic:

In response to your recent request, please be advised that the subject property is zoned C1-2 Neighborhood Commercial District and is located along a Pedestrian Street. You represent Moca LLC who currently operate a medical and adult use cannabis dispensary at the subject site. They are seeking to reconfigure the existing space, including adding floor area, and relocating the primary entrance from Fullerton Ave. to Milwaukee Ave. You have included consent from the property owner, Dale Strauss, on behalf of Drummond & Briar LLC.

On May 28, 2015, the Zoning Board of Appeals approved a special use for the establishment of a medical cannabis dispensary at 2847 W. Fullerton Ave. A special use application to expand the existing medical cannabis dispensary at 2367 N. Milwaukee Ave. and 2847 W. Fullerton Ave. was withdrawn by the applicant at the January 17, 2020, Zoning Board of Appeals hearing.

Pursuant to Section 17-3-0207-AAA (1 and 2) of the Zoning Ordinance ("Ordinance"), both an adult use and medical cannabis dispensary require special use approval from the Zoning Board of Appeals. Additionally, they shall be located no closer than 500 feet from any school, pursuant to Section 17-9-0129(3) of the Ordinance. According to our records, and the information 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 applications, the applicant must hold at least one community meeting in the ward in which the uses are proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process. This letter may be used as your official denial to file for the required special uses with the Zoning Board of Appeals.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Victor Resa, Angelica Lis, Kevin Bargnes, Susan Perry