



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 1, 2022

Rolando R. Acosta
Acosta Ezgur LLC
1030 W. Chicago Ave., Third Floor
Chicago, Illinois 60642

Re: 1850 W. Webster Ave.

Dear Mr. Acosta:

In response to your recent request, please be advised that the subject property is zoned C2-3 Motor Vehicle-Related Commercial District. VILL-OPS, Inc. is seeking to establish an adult use cannabis dispensary with a drive-through facility at the subject site. The proposed dispensary will include an interior area where customers can retrieve pre-ordered products from their vehicles. You have included consent from the property owner, Warren Baker, on behalf of 1650 Fullerton 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. Secondly, pursuant to Section 17-3-0207-Z of the Ordinance, a drive-through facility also requires special use approval and is subject to the use standards of Section 17-9-0106.

An adult use cannabis dispensary 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 use is 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 cannabis special use with the Zoning Board of Appeals; please follow-up with Nancy Radzevich of my staff at nancy.radzevich@cityofchicago.org to discuss your drive through special use denial.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Victor Resa, Susan Perry, Nancy Radzevich