



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 5, 2023

Sara K. Barnes
Law Offices of Samuel V. P. Banks
221 N. LaSalle St., 38th Floor
Chicago, IL 60601

Re: **620 N. Fairbanks Court**

Dear Ms. Barnes:

This letter is in response to your revised request. On Sept. 6, 2022, our Department issued a denial so that Guaranteed Pharma could file for a special use to establish an adult use cannabis dispensary at 610 N. Fairbanks Ct. Since that time, certain information as it relates to both the applicant and the common address of the leased premises has changed.

The entity to which the corresponding State conditional license was issued to is G.P. Green House LLC. Guaranteed Pharma LLC is an associated entity with ownership common to G.P. Green House. Secondly, according to the survey and permit records, the subject property consists of a 3-story commercial building at 610-622 N. Fairbanks Ct. The common address for the space the applicant has leased is 620 N. Fairbanks Ct.

You have submitted a new request which identifies G.P. Green House LLC as the applicant, and which identifies the premises affected as 620 N. Fairbanks Ct. You have also submitted consent of the property owner, Lincoln K. A. Schatz, on behalf of Schatz Building LLC.

The property at 620 N. Fairbanks Ct. is zoned Residential-Business Planned Development No. 981 ("PD 981"). Statement no. 5 of PD 981 states any use allowed in the DX district is permitted in the Planned Development. Pursuant to Section 17-4-0207-AAA.1 of the Ordinance, an adult use cannabis dispensary requires special use approval from the Zoning Board of Appeals. Additionally, 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 620 N. Fairbanks Ct.

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 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 special use with the Zoning Board of Appeals.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Eliza Solowiej, Victor Resa