



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 18, 2024

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

Re: 2709 N. Elston Avenue

Dear Mr. Acosta:

In response to your recent request, please be advised that the subject property is zoned C1-1 Neighborhood Commercial District. You represent Westside Visionaries LLC, who is seeking to establish an adult use cannabis dispensary at the subject site. You have included consent from the property owner Derrick McGavic, President of TCB-Elston, 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, 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 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: Victor Resa