



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 24, 2020

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, Illinois 60603

Re: **2021 S. Wabash Ave.**

Dear Ms. McGuire:

In response to your recent request, please be advised that the subject property is zoned DX-5 Downtown Mixed-Use District. You represent PC AU 3 LLC/PharmaCann Inc., a proposed special use applicant for an adult use cannabis dispensary at the subject property. They participated in the Nov. 15<sup>th</sup>, 2019 lottery and were awarded the Central District. This is a substitute application in place of the application for 12 W. Maple St., which was denied by the Zoning Board of Appeals ("ZBA"). You have included consent from the property owner, Three Chickens, LLC, and are also seeking confirmation that the property is not located within the Adult Use Cannabis Dispensary Exclusion Zone.

Pursuant to Section 17-4-0207 of the Ordinance, an adult use cannabis dispensary within a DX District requires special use approval from the ZBA. 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 information, and the information provided with your request, including a stamped map prepared by a licensed surveyor, there are no schools within 500 feet of the subject property. Pursuant to Section 17-7-0560 of the Zoning Ordinance ("Ordinance"), the subject property is not located within the Adult Use Cannabis Dispensary Exclusion Zone.

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. This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,  


Patrick Murphy  
Zoning Administrator

C: Victor Resa, Janine Klich-Jensen, Angelica Lis, Kevin Bargnes