



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 6, 2022

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

Re: **610 N. Fairbanks Court**

Dear Ms. Barnes:

We have reviewed the permit records you submitted for 600 and 610 N. Fairbanks Ct. in response to our letter dated August 1, 2022. As you are aware, the subject property is zoned Residential-Business Planned Development No. 981 ("PD 981"). Guaranteed Pharma is seeking to establish an adult use cannabis dispensary on the first floor of 610 N. Fairbanks Ct., with the consent of the property owner, Lincoln K. A. Schatz, on behalf of Schatz Building LLC. Your request states that the subject 3-story commercial building at 610 N. Fairbanks Ct. is independent and separate from the parcel at 600 N. Fairbanks Ct. which contains a residential high-rise building. The property at 600 N. Fairbanks Ct. is located within the Cannabis Downtown Exclusion Zone.

Based on the permit records you submitted, it is our opinion that 600 and 610 N. Fairbanks Ct. are independent and separate parcels of land. The abutting but separate buildings were developed independently of one another by different owners. Therefore, while the parcel at 600 N. Fairbanks Ct. is located within the Cannabis Downtown Exclusion Zone, the parcel at 610 N. Fairbanks Ct. is not located within the Cannabis Downtown Exclusion Zone, pursuant to Section 17-7-0562 of the Zoning Ordinance ("Ordinance").

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 610 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
Bureau of Zoning

C: Eliza Solowiej, Victor Resa, Susan Perry