

January 4, 2022

John A. Fritchey
F4 Consulting Ltd.
758 N. Larrabee St., #824
Chicago, Illinois 60654

Re: **1914 W. Chicago Ave.**

Dear Mr. Fritchey:

On December 20, 2021, we issued a denial letter for a proposed adult use cannabis dispensary at the subject site. Based on your request, we identified Scott Weiner, on behalf of BHB Real Estate LLC, as the property owner in our letter. However, you have now informed us that Scott Weiner, on behalf of 1914 East Village LLC, is the correct owner, and you provided his consent to the opinion request.

Therefore, as stated in our Dec. 20th letter, please be advised that the subject property is zoned C2-3 Motor Vehicle-Related Commercial District and is located along a Pedestrian Street. You represent Canna Ventures LLC who are seeking to operate an adult use cannabis dispensary at 1914 W. Chicago Ave. You have included consent from the property owner, Scott Weiner, on behalf of 1914 East Village 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, Angelica Lis, Kevin Bargnes, Susan Perry