



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 11, 2022

Karl D. Camillucci
Taft Stettinius & Hollister
111 E. Wacker, Suite 2800
Chicago, Illinois 60601

Re: 4001-4013 W. Diversey Ave./2748-2758 N. Pulaski Rd.

Dear Mr. Camillucci:

In response to your recent request, please be advised that the subject property is zoned C2-1 Motor Vehicle-Related Commercial District. Emerald Coast LLC is seeking to establish an adult use cannabis dispensary at the subject site. You have included consent from the property owner, William A. Shiner, on behalf of The Fields Retail 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, Susan Perry