



DEPARTMENT OF Planning AND DEVELOPMENT
CITY OF CHICAGO

March 10, 2020

Rolando R. Acosta
Acosta Ezgur LLC
1030 West Chicago Avenue
Third Floor
Chicago, Illinois 60642

Re: REVISED 12233 South Avenue O

Dear Mr. Acosta:

In response to your recent request, please be advised that the subject property is zoned M2-3 Light Industry District. You are requesting on behalf of your client, Custom Strains LLC, confirmation that a cannabis craft grower, cannabis processor and cannabis infuser are permitted at the subject property. Pursuant to Section 17-9-0129.1 of the Chicago Municipal Code, your client is also seeking an adult use dispensary, which dispensary shall not exceed 20% of the total floor area or 3,000 sq. ft., whichever is less. Per our records, Custom Strains LLC, was granted special use approval on November 21, 2014, by the Zoning Board of Appeals, for the establishment of a medical cannabis cultivation center (407-14-S). CS II LLC, the property owner, has provided their consent to this request.

Pursuant to Section 17-5-0207, a cannabis craft grower, processor, and an infuser require separate special use approval from the Zoning Board of Appeals. Pursuant to the aforementioned Section 17-9-0129.1, "Cannabis craft growers may be allowed to conduct retail sales of cannabis products produced on-site only if such sales are reviewed and approved as a special use by the Zoning Board of Appeals. Such retail sales shall not exceed 20% or total floor area or 3,000 square feet, whichever is less,...". Additionally, an adult use cannabis dispensary shall be located no closer than 500 feet from any school, pursuant to Section 17-9-0129.3; According to our records, and those provided with this request, there are no schools within 500 feet of the subject property. Finally, pursuant to Section 17-9-0129.5, a cannabis infuser may share enclosed facilities with cannabis craft growing, processing or dispensing organizations, provided all cannabis and currency is separately stored and secured.

This letter may be used as your official denial to file for the required special uses with the Zoning Board of Appeals. However, before a public hearing is held by the Zoning Board of Appeals to consider any of these proposed special uses, the applicant must hold at least one community meeting in the ward in which the uses are proposed; please refer to Section 17-13-0905-G for more information about the community meeting process. Lastly, all adult use cannabis dispensary licensees, whether or not they are established in conjunction with or on the site of a craft grower, must participate in a lottery conducted by the Chairman of the Zoning Board of Appeals to determine which Cannabis Zone District they may locate.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

Cc: Victor Resa, Janine Klich-Jensen, Angelica Lis