#22504
INTRO DATE
JULY 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   6320 N. Broadway

2. Ward Number that property is located in: 48

3. APPLICANT Green & Kinnick LLC

   ADDRESS 6508 W. Archer Ave. #2 CITY Chicago

   STATE IL ZIP CODE 60638 PHONE 773-425-0400

   EMAIL mike@kinnickmedical.com CONTACT PERSON Mike Rodriguez

4. Is the applicant the owner of the property? YES ☐ NO ☒
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER Shameem Ali

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Shameem Ali

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY John Fritchey

   ADDRESS 758 N. Larrabee St.

   CITY Chicago STATE IL ZIP CODE 60654

   PHONE 312-927-0000 FAX _____ EMAIL law@fritchey.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Robert Handibode, Anderson Prinz

7. On what date did the owner acquire legal title to the subject property? 2000

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: B3-1 Proposed Zoning District: C2-1

10. Lot size in square feet (or dimensions): 3,125sf

11. Current Use of the Property: 2-story mixed-use building

12. Reason for rezoning the property: To establish an adult-use cannabis dispensary on the ground floor.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): Applicant seeks to establish an approximately 1400sf adult-use cannabis dispensary on the ground floor of the existing building which contains two off-street parking spaces. No exterior additions will be made to the building.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

ANDERSON PRINZ, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this 1st day of July, 2024

OFFIC
JOHN A
NOTARY PUBL
My Commis

SEAL
RITCHEY
STATE OF ILLINOIS
NOTAR
M,
ission Expires 10/4/25

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

THE SOUTH 25 FEET OF LOT 8 IN BLOCK 1 (EXCEPT THAT PART OF LOT 8 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 25 FEET OF SAID LOT 8; THENCE RUNNING WESTERLY 59 FEET 318 INCHES; THENCE SOUTHERLY 7/8THS OF AN INCH; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 8, 2 1/8 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 25 FEET OF SAID LOT 8 THENCE NORTH 2 1/8 INCHES TO PLACE OF BEGINNING) IN BROCKHAUSEN AND FISCHERS FIRST ADDITION TO EDGEWATER, A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY; ILLINOIS.

(COMMONLY KNOWN AS: 6320 N BROADWAY, CHICAGO, IL 60660)

AREA= 3,125 SQ. FT. (MORE OR LESS)
PERIMETER= 300 FT. (MORE OR LESS)
ACREAGE= 0.0717401 (MORE OR LESS)

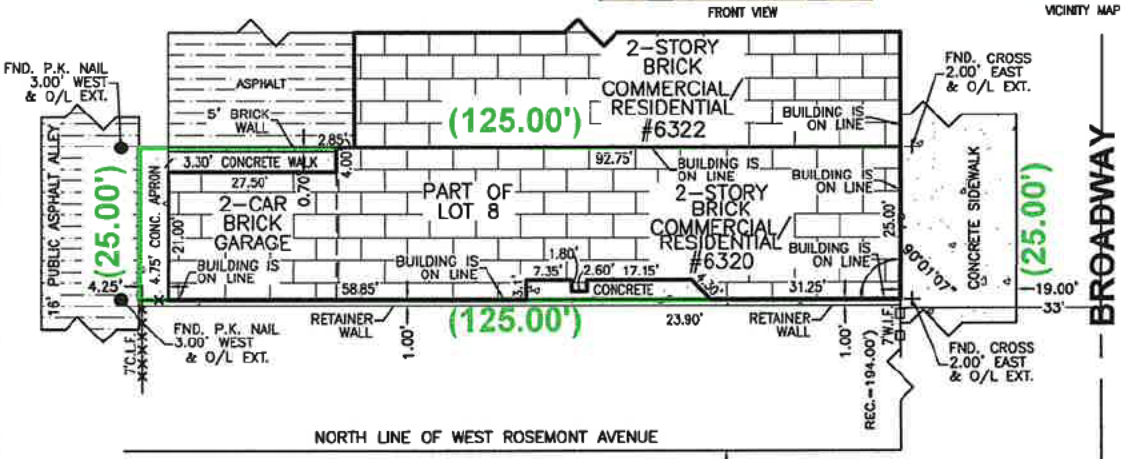
SCALE: 1"=20'



FRONT VIEW



VICINITY MAP



LEGEND	
	METAL FENCE
	PLASTIC FENCE
●	FENCE POST (F.P.)
○	"MAG" NAIL SET
○	SET IRON PIPE
•	IRON PIPE FOUND
+	CUT CROSS-- FOUND OR SET
℄	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

P.O. Box 43559
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

WALTER LEAPHART

P.I.N.#	14-05-107-020-000
CHECKED BY: L.R.P.	FIELD DATE: 06-14-2024
BOOK NO.: G.P.	SURVEYOR: D.S.
PROJECT NO.: 2406-070	SCALE: 1"=20'

J.R., © 2024 L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING, AND IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JUNE 20 24.

LICENSE EXPIRATION DATE: 11/30/24

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

I, Shameem Ali, state that I have authorized Green & Kinnick through their attorney, F4 Consulting, to file an application identifying me as the individual holding interest in the land subject to the application for an amendment to the Chicago Zoning Ordinance for the property commonly known as 6320 N. Broadway, Chicago, Illinois 60660

I depose and say that I hold such interest for myself and no other person, association, or shareholder.

Signature

Shameem Ali
Print Name

7-1-2024
Date

Subscribed and Sworn to Before Me
This 1 Day of ~~June~~ July, 2024

Notary Public

F WALDEN
My Commission Expires
NOTARY PUBLIC
July 28, 2026
GWINNETT COUNTY, GEORGIA

AFFIDAVIT OF COMPLIANCE

July 17, 2024

Chairman, Committee on Zoning
121 N. LaSalle St. – Room 304
Chicago, Illinois 60602

The undersigned, John Fritchey, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at 6320 N. Broadway, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a rezoning on approximately July 17, 2024.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

John Fritchey

Subscribed and Sworn to before me
This 1 Day of July, 2024

Notary Public

OFFICIAL SEAL
JOHN A FRITCHEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/4/25

F4 CONSULTING LTD.

758 N. LARRABEE ST. #824, CHICAGO, IL 60654 | 312.927.0000 | LAW@FRITCHEY.COM

July 17, 2024

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 17, 2024, this Firm will file an application for a change in zoning from a B3-1 Community Shopping District to a C2-1 Motor Vehicle-Related Commercial District on behalf of the applicant Green & Kinnick LLC for the property located at 6320 N. Broadway. The rezoning is sought in order to allow for the establishment of an approximately 1400sf adult-use cannabis dispensary on the ground floor of the existing building with two off-street parking spaces. No exterior additions will be made to the building.

The principals of the applicant are Robert Handibode and Anderson Prinz. Their registered address is 6508 W. Archer Ave., Chicago, IL 60638. The property is owned by Shameem Ali, [redacted] I am the contact person for the applicant. My address and phone number are set forth in this letter.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY, BUT ONLY TO LEGALIZE THE USE OF ITS OWN PROPERTY FOR THE PROPOSED PURPOSE. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU ARE LISTED AS THE TAXPAYER OF RECORD OF PROPERTY LOCATED WITHIN 250 FEET OF THE EXISTING PROJECT. *NO ACTION IS REQUIRED ON YOUR PART.*

Sincerely,

F4 CONSULTING LTD.

John A. Fritchey

Cook County, Illinois
E½ NW¼ Section 5 - 40 - 14
LAKE VIEW

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"A"
BROCKHAUSEN & FISCHER'S 1ST ADD TO EDGEWATER
Rec 03/07/1891 Doc 1429956

"B"
JOHN N YOUNG'S GRAND AVE ADD TO CHICAGO
Rec 09/06/1905 Doc 3746744

"C"
BROST & KEMPER'S SUB of that part of the S E 1/4 of the N W 1/4 of Sec 5-40-14 lying N of the S 60 rds
Rec 04/04/1892 Doc 1638027

"D"
NEYDEN'S RESUB of Lot 47 & the W 1/2 of Lot 46 in Brost & Kemper's Sub (see "C")
Rec 04/13/1915 Doc 5611234

"E"
SUB of the N 5 acs of the S E 1/4 of the N W 1/4 of Sec 5-40-14
Rec 12/22/1890 Doc 1391697

"F"
SUB of the N 10 acs of the S 25 acs of the E 1/2 of the N W 1/4 of Sec 5-40-14
Rec 06/17/1890 Doc 1288510

"G"
ROY E KNAUER'S RESUB of Lots 40 to 43 of Blk 1 of Sub of the N 10 acs , etc (see "F")
Rec 05/25/1905 Doc 3701602

"H"
RESUB of the W 1/2 of Lot 12 & all of Lot 13 & the E 23 ft of Lot 14 of Blk 1 of Sub of the N 10 acs , etc (see "F")
Rec 03/13/1909 Doc 4341731

"J"
ROY E KNAUER'S RESUB of Lots 7 to 10 of Blk 1 of Sub of the N 10 acs , etc (see "F")
Rec 05/03/1906 Doc 3857200

"K"
H A GOODRICH'S SUB of Lots 6 to 49 of Blk 2 of Sub of the N 10 acs , etc (see "F")
Rec 11/30/1908 Doc 4295336

"L"
COCHRAN'S 4TH ADD TO EDGEWATER, a sub of the S 15 acs of the S E 1/4 of the N W 1/4 of Sec 5-40-14
Rec 08/12/1893 Doc 1915347

CONDOMINIUM 14 05 104 029
6321-23 GLENWOOD CONDOMINIUM
Rec 12/11/1970 Doc 21193329

Unit	Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003	4 = 1004
5 = 1005	6 = 1006	G1 = 1007	G2 = 1008

CONDOMINIUM 14 05 104 030
6334 40 N WAYNE CONDOMINIUM
Rec 12/25/1992 Doc 92977122
Rec 01/26/1993 Doc 93041467

Unit	Unit
6338-1 = 1001	6338-2 = 1002
6338-3 = 1003	6340-1 = 1004
6340-2 = 1005	6340-3 = 1006

CONDOMINIUM 14 05 104 031
ROSEWOOD CONDOMINIUM
Rec 05/26/1995 Doc 95348781
Rec 03/07/2019 Doc 1906604147

Unit	Unit
1346-1 = 1001	1346-2 = 1002
1346-3 = 1003	1348-1 = 1004
1348-2 = 1005	1348-3 = 1006
1354-2 = 1009	1354-3 = 1010
1356-1 = 1011	1356-2 = 1012
1356-3 = 1013	1354-G1 = 1014

CONDOMINIUM 14 05 104 032
THE SANDI-SON CONDOMINIUM
Rec 05/16/1997 Doc 97347621

Unit	Unit
6304-1 = 1001	6304-2 = 1002
6304-3 = 1003	6304-4 = 1004
6306-1 = 1005	6306-2 = 1006
6306-3 = 1007	6306-4 = 1008
P1 = 1009	P2 = 1010
P3 = 1011	P4 = 1012
P5 = 1013	P6 = 1014