

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning from DC-16 to DC-16
101-115 West Madison Street / 2-4 South Clark Street

The Property

The property is improved with a 24-story vacant commercial building with no parking. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is has frontage on South Clark Street and on West Madison Street both of which are designated bus line corridors in Table 17-17-0400-B.

The Project

The Applicant seeks to rezone the property to allow the use of a portion of the building's ground floor and second floor commercial space totaling 4,700 sq. ft. as an Adult Use Cannabis Dispensary. The balance of the building will continue to be used for unrelated commercial uses, including retail and office space. No exterior modifications to the building are proposed and no parking exists or will be provided. The height of the building is and will remain at 285.0 ft.

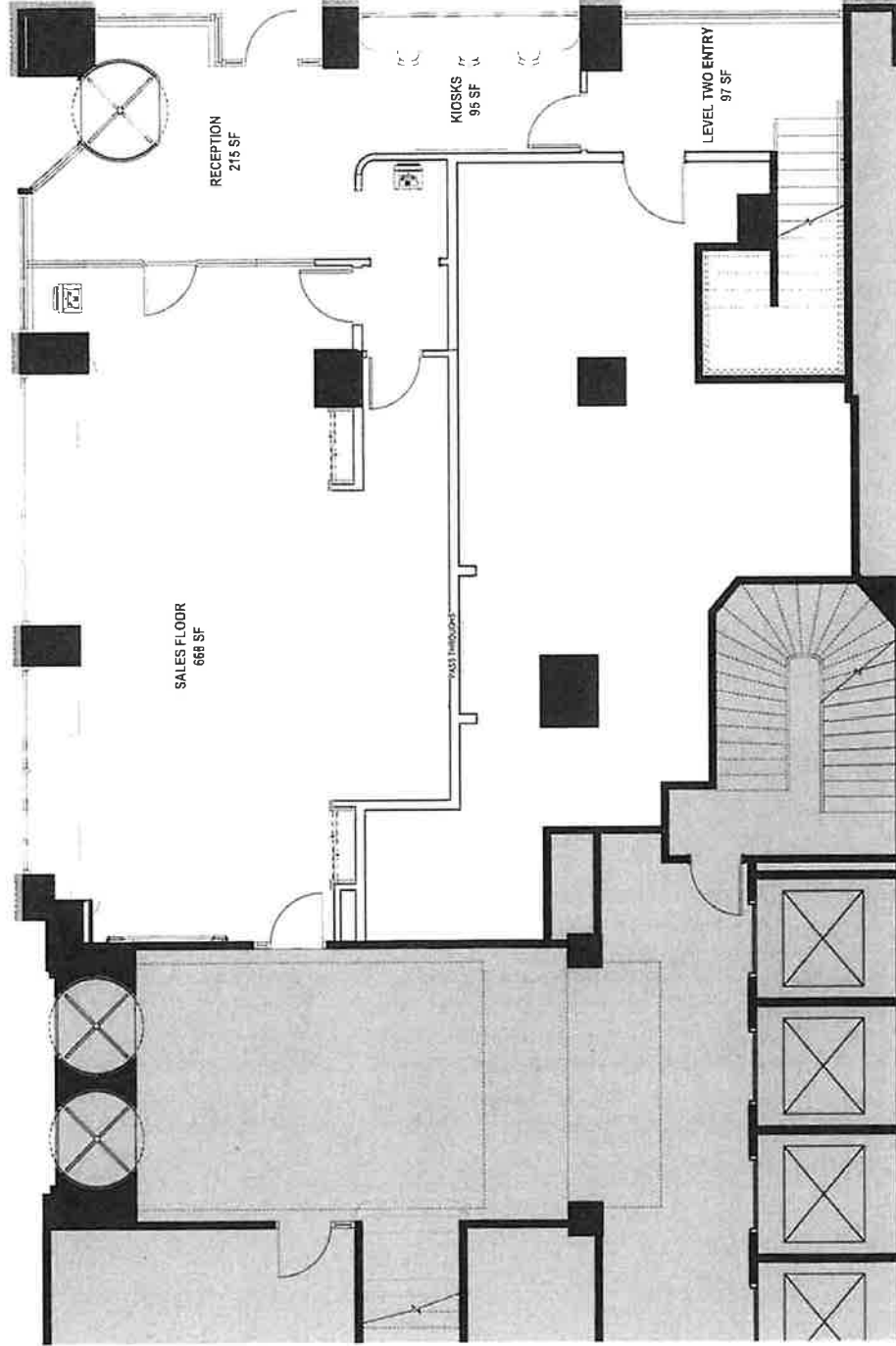
To achieve the proposed project the Applicant seeks to rezone the property from a DC-16, Downtown Core District to a DC-16, Downtown Core District.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	6,396 square feet	
Floor Area:	152,136 square feet (existing)	
Maximum FAR:	23.79 (existing)	
Residential Dwelling Units:	None	
MLA Density:	N/A	
Height (existing):	285 feet (existing)	
Bicycle Parking:	None required	
Automobile Parking:	None	
Loading Berth:	None	
Setbacks:	Front (Madison):	None (existing)
	West Side (alley):	None (existing)
	East Side (Clark):	None (existing)
	South:	None (existing)
Distance to nearest School:	Greater than 300 feet	

A set of plans is attached of the proposed Adult Use Cannabis Dispensary space.

West Madison Street

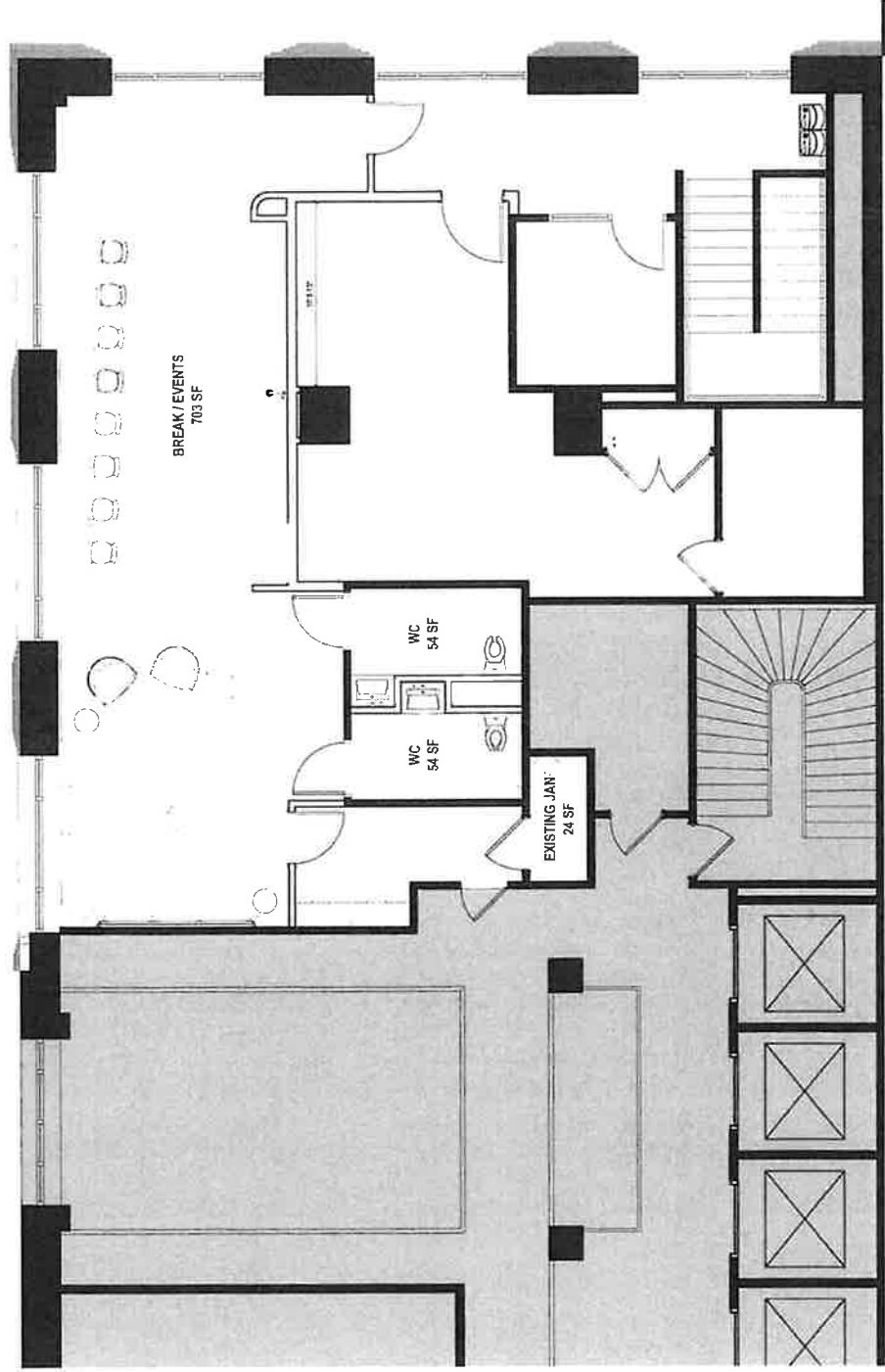


South Clark Street

Bud & Rita's
DISPENSARY

I INTERFORM
ARCHITECTURE + DESIGN

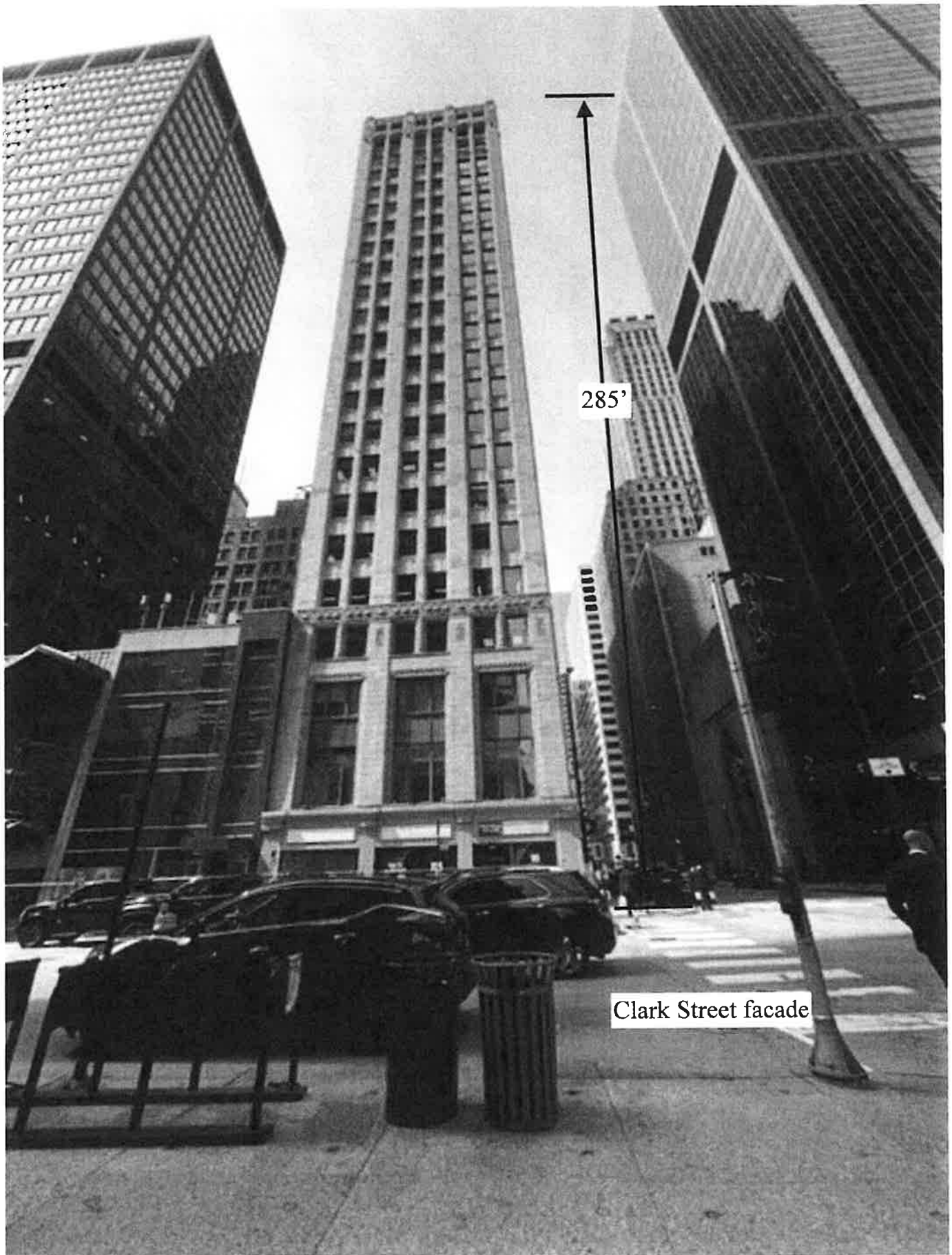
West Madison Street

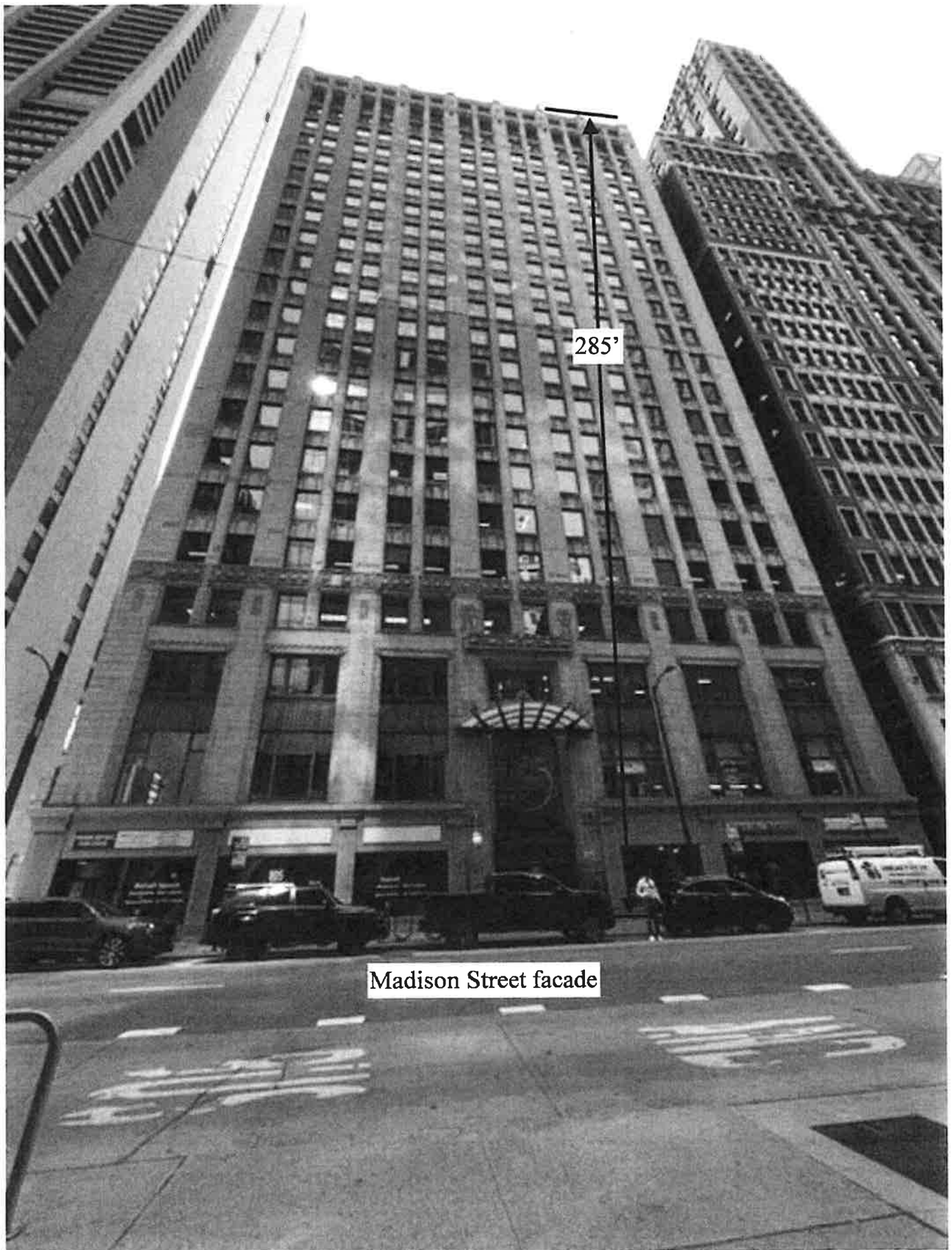


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Madison Street facade