

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 located on West Roosevelt Road a designated bus line corridor 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.

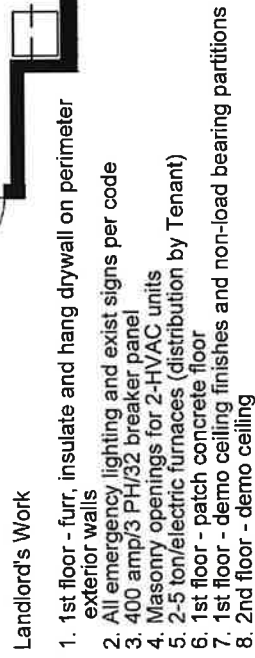
To achieve the proposed project the Applicant seeks to rezone the property from a DC-16, Downtown Core District to a DC-16, Downtown Core District.

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.

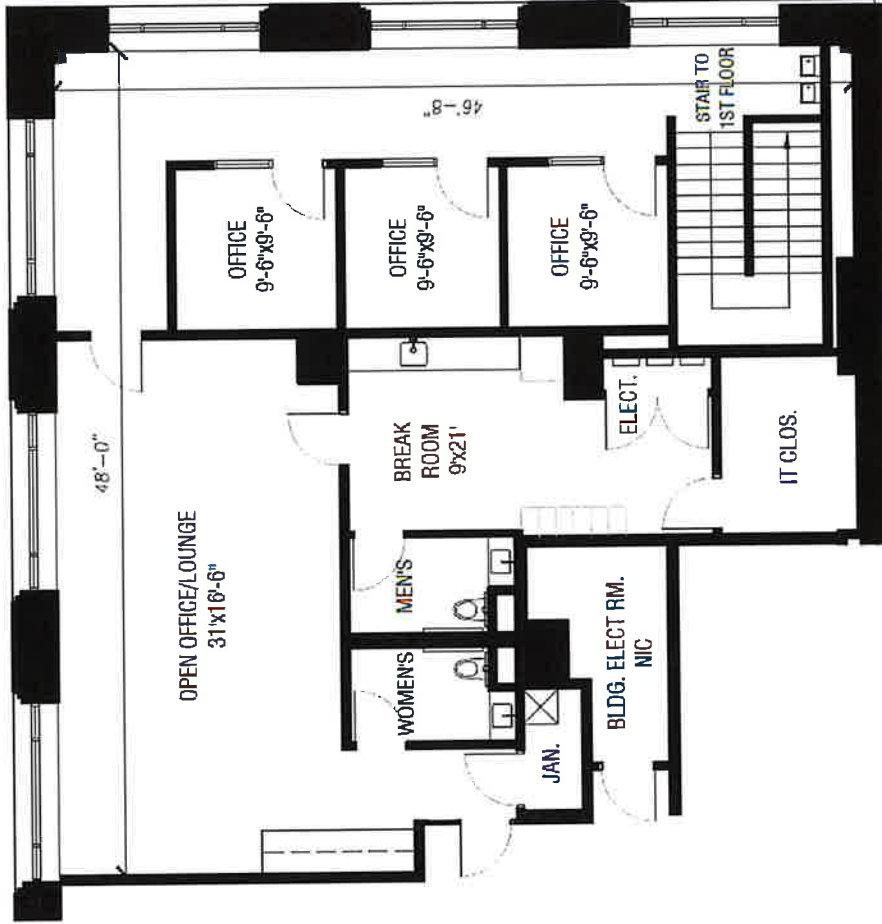
WEST MADISON STREET



DISPENSARY - FIRST FLOOR PLAN
105 WEST MADISON
CHICAGO, ILLINOIS 60602



WEST MADISON STREET



SOUTH CLARK STREET

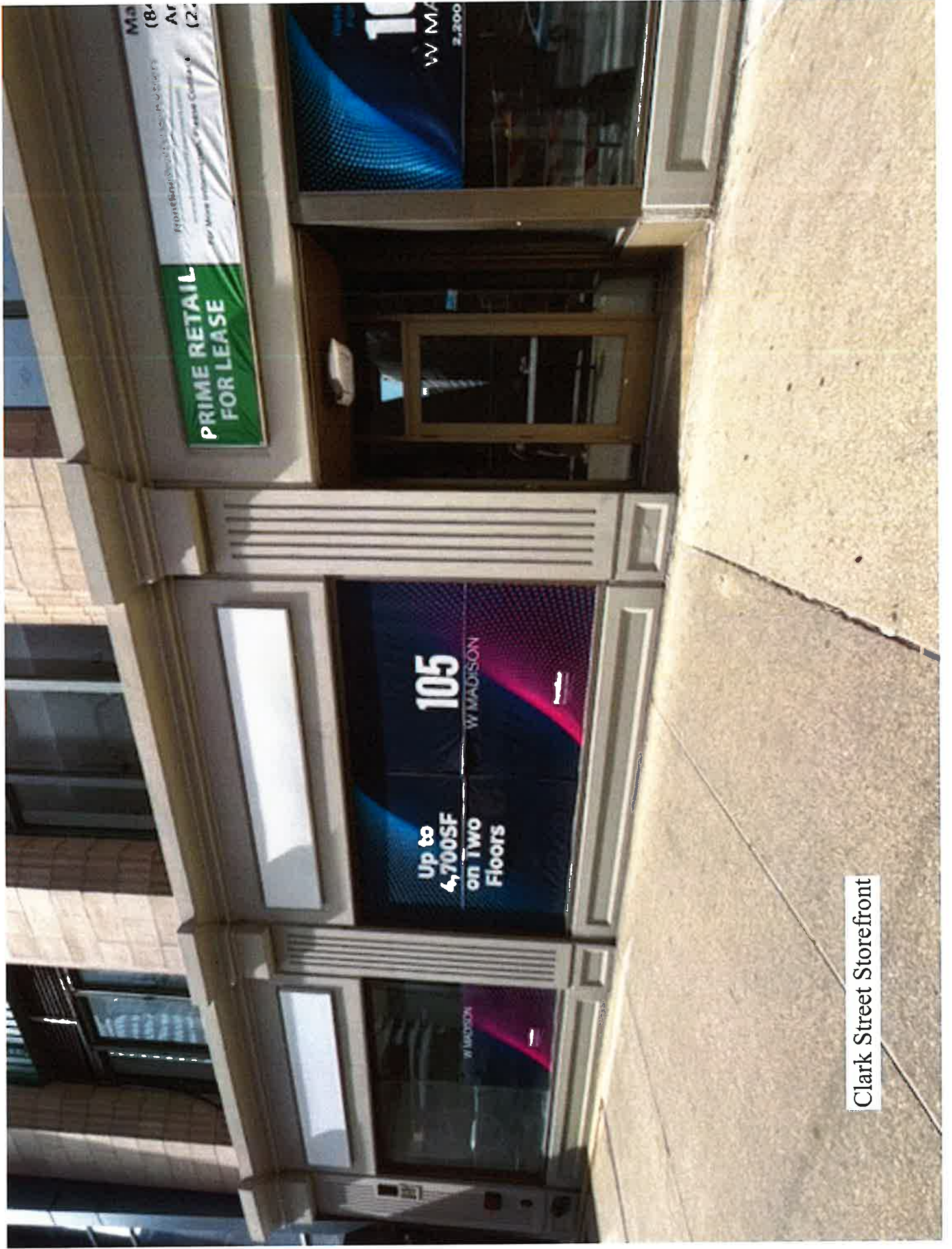
FIRST FLOOR: 2,500 RSF
SECOND FLOOR: 2,200 RSF
TOTAL AREA: 4,700 RSF

DISPENSARY - SECOND FLOOR PLAN

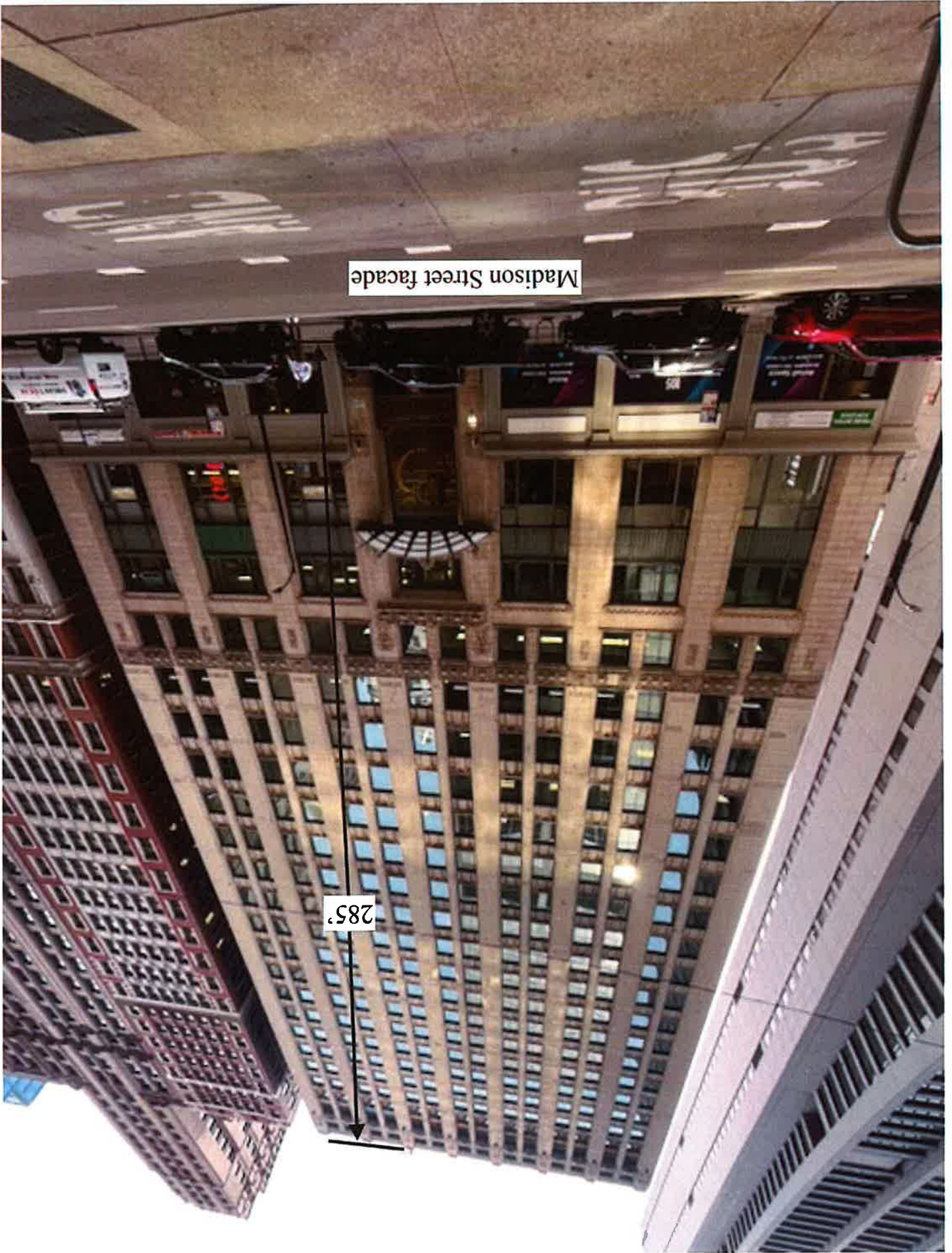
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February 9, 2022

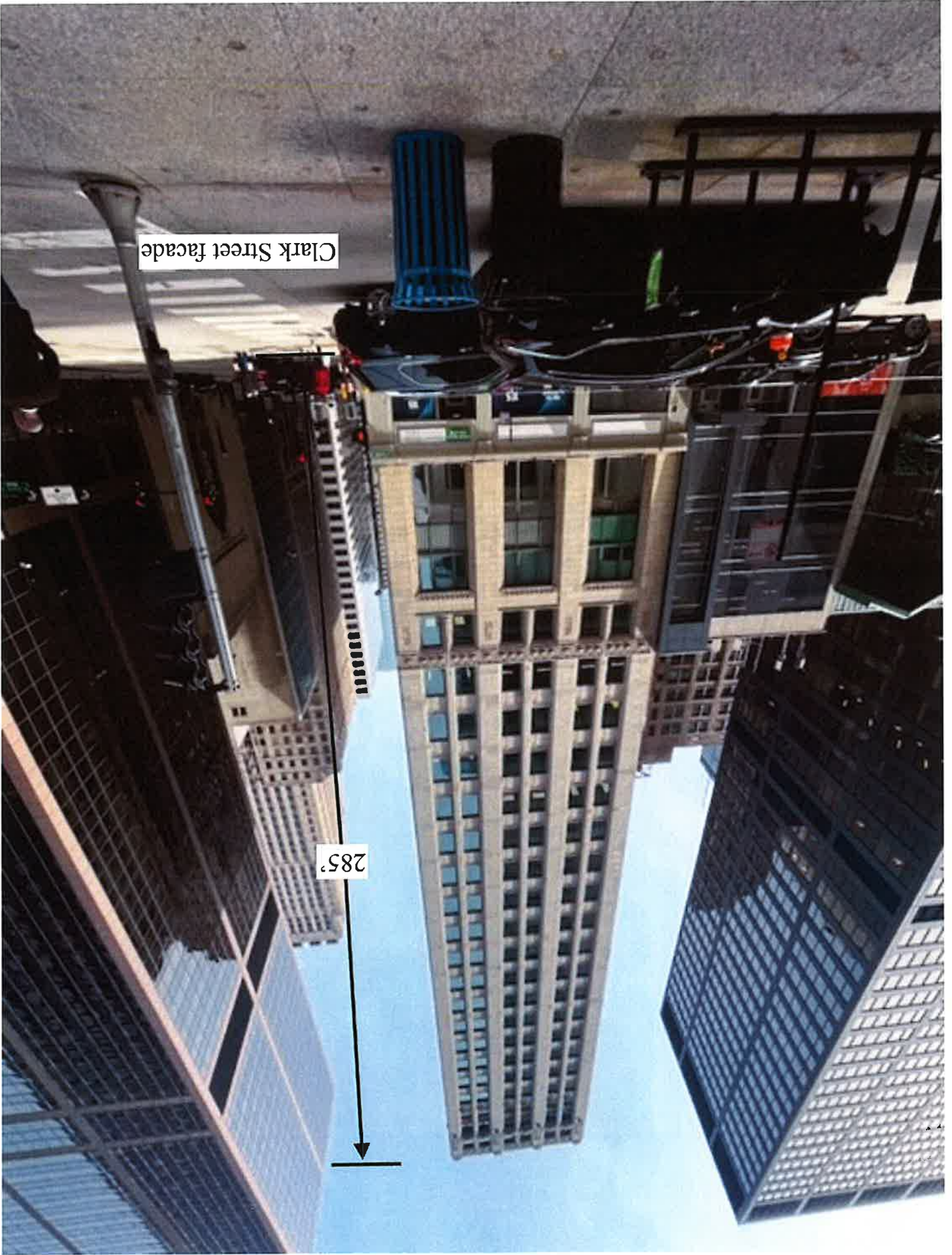


Clark Street Storefront



Madison Street facade

285



Clark Street facade

285