#23036
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2415-25 W. Peterson Avenue

2. Ward Number that property is located in: 40

3. APPLICANT Eagle Dispensaries of Illinois, LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL wgilbert@gilbertbirdlaw.com CONTACT PERSON Walter Gilbert

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 Megara Properties, LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL amanda@coordinateproperties.com CONTACT PERSON Amanda Stamelos

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

ATTORNEY Nicholas D. Standiford

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5737 FAX _____ EMAIL nstandiford@schainbanks.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: James Kaufman; Frankie Terry

7. On what date did the owner acquire legal title to the subject property? 12/07/18

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

9. Present Zoning District: B3-2 Proposed Zoning District: C1-2

10. Lot size in square feet (or dimensions): 15,546.25

11. Current Use of the Property: Vacant commercial building

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

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): The applicant seeks rezone the property to establish an adult-use cannabis dispensary. The building provides approx. 5,500 sq/ft of commercial space. Applicant will provide 14 parking spaces. The building height will not be changed. No dwelling units will be provided. The applicant will seek special use approval after the rezoning.

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~~ Maricopa
STATE OF ~~ILLINOIS~~ Arizona

James Kaufman, 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.

X _____
Signature of Applicant

Subscribed and Sworn to before me this
27th day of February, 2026.

JACOB HINZ
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #640317
MY COMMISSION EXPIRES
JANUARY 29, 2027

_____
Notary Public

Com Exp 01-29-2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

2/27/2026

Department of Planning and Development
c/o, Patrick Murphey Zoning Administrator
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

RE: Consent to Rezone 2415-25 W. Peterson Avenue (13-01-407-001 & 13-01-407-034)

Dear Administrator Murphey,

The undersigned is the managing member of Megara Properties, LLC – Series 16 ("Megara"). Megara owns the above-referenced property and consents to the filing of the application for a zoning map amendment (rezoning) for the subject property from a B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District as well as the application for a special use permit for an adult use cannabis dispensary.

My address is [redacted] and my phone number is [redacted]

Sincerely,

MEGARA PROPERTIES, LLC – SERIES 16

By: [signature]
Name: Agelliki Stamelos
Its: Manager

Subscribed and sworn to before me
this 1st day of March, 2026.

[signature]
NOTARY PUBLIC

Commission expires April 10th 2027.

OFFICIAL SEAL
AMANDA STAMELOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/10/2027

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Nicholas D. Standiford, being first duly sworn on oath deposes and states the following:

1. 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, 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.

2. 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 change in zoning on March 18, 2026.

3. 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.

FURTHER AFFIANT SAYETH NOT.

Nicholas D. Standiford

Subscribed and sworn to before me this
6 day of March, 2026
Marcia Metzen
Notary Public
Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

March 18, 2026

RE: Notice of Filing of Application to Rezone 2415-25 W. Peterson Avenue (PINs: 13-01-407-001 & 13-01-407-034)

Dear Property Owner,

In accordance with the requirements for written notice under Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on March 18, 2026, the undersigned filed an application for a zoning map amendment (rezoning) of the above-referenced property from a B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District.

The applicant seeks to rezone the property and, if approved, apply for a special use permit to establish an adult use cannabis dispensary. The subject property is currently improved with a one-story building and nine (9) parking spaces. The dispensary plans to renovate the interior of the building for the proposed use. No changes to the building size or height are proposed.

The subject property is currently owned by Megara Properties, LLC – Series 16. Its contact person is Ageliki Stamelos, [redacted] and phone number [redacted] The applicant is Eagle Dispensaries of Illinois, LLC. Its contact person is Walter Gilbert, [redacted] and phone number is [redacted]

The undersigned firm represents the applicant with respect to the proposed zoning map amendment (rezoning). My mailing address is 70 W. Madison Street, Suite 5400, Chicago, Illinois 60602. For further information regarding this application, please contact me by phone at (312) 345-5737 or via email at nstandiford@schainbanks.com.

Please note that the applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the subject property.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.

Nicholas D. Standiford

Docusign Envelope ID: EFFD1D7A-581B-4152-876F-C7D285D02CD0

PLAT of SURVEY by

PHONE (773) 736-1349

WEB ADDRESS
www.landsurveyorschicago.com

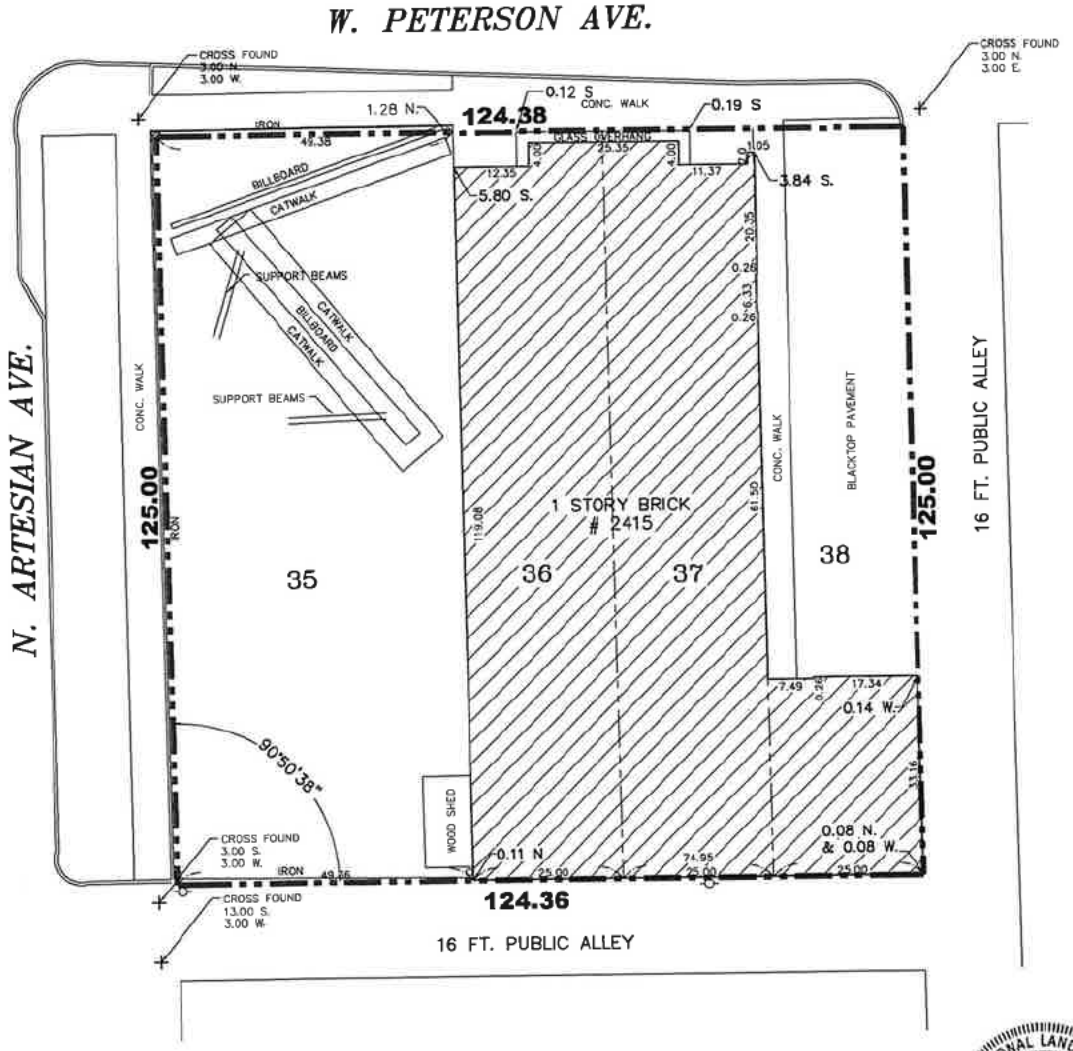
McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630

of

LOT 35, 36 ,37 AND 38 IN BLOCK 1 IN F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2415-25 W. PETERSON AVE., CHICAGO, IL. 60659
P.I.N.: 13-01-407-034 & 001

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



Legend

FENCE
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
I.P.= IRON PIPE I.R.= IRON ROD

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: VINCE CORDOS
SURVEYED BY: MAV
DRAWN BY: MAV
CHECKED BY: JDM
ORDER No: 25-050

PROFESSIONAL LAND SURVEYOR
JOHN D. McTIGUE
LICENSE #2230
CHICAGO
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS S.S.
COUNTY OF COOK

McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING COMPANY, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO, ILLINOIS, DATED THIS 30TH DAY OF MAY A.D. 2025

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 11/30/2026