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SUBSTITUTE NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from DS-3 to DS-3
622 – 24 West Roosevelt Road

The Project

The property is improved with a three-story commercial building with three parking spaces. The Applicant seeks to rezone the property to allow the use of the building's ground floor and basement totaling 7,653.70 sq. ft., including the basement, as an Adult Use Cannabis Dispensary. The two upper floors will remain as unrelated commercial use. No exterior modifications to the building are proposed and the existing three parking spaces will remain. The height of the building is and will remain at 44.00 feet.

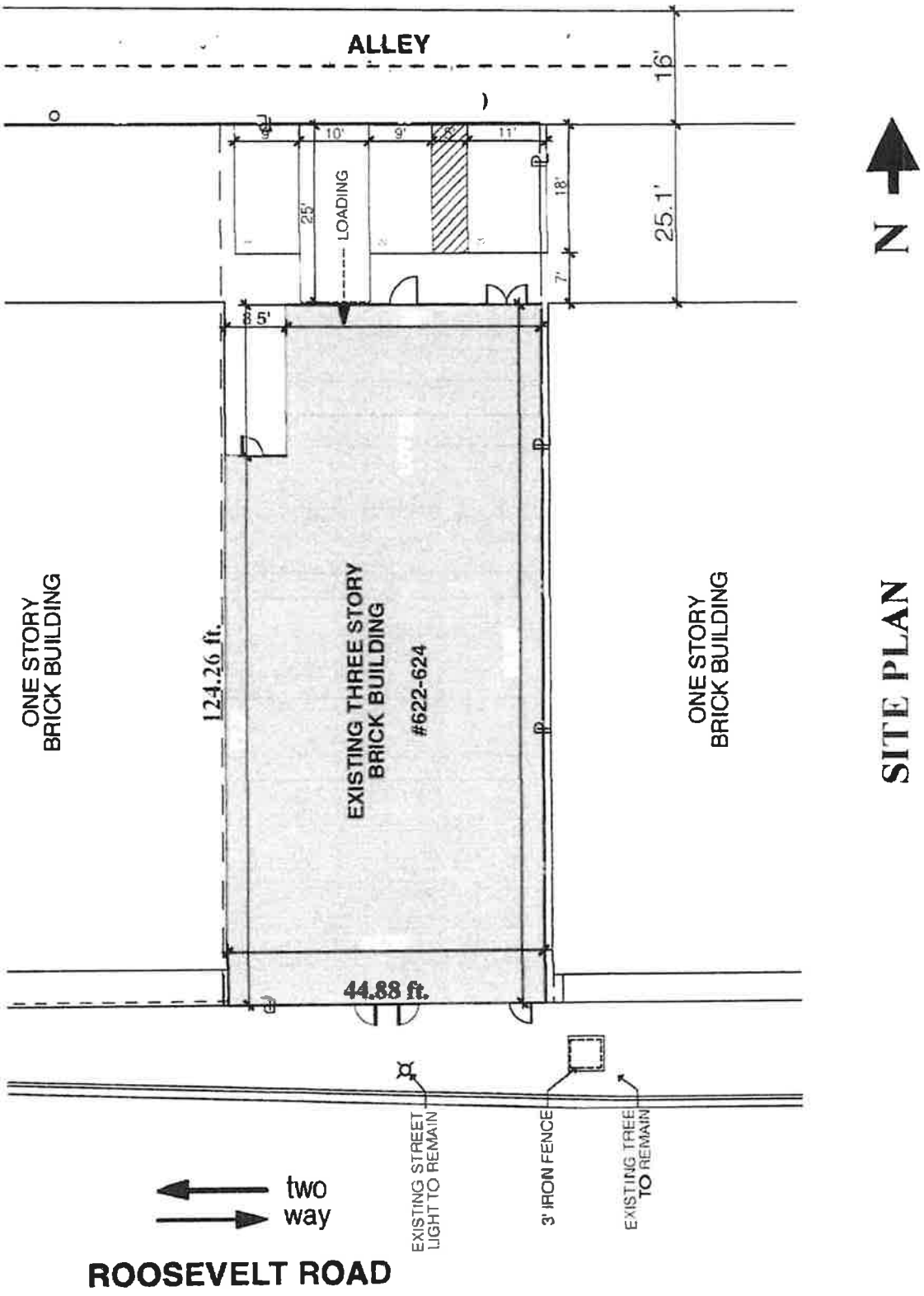
The property is located on the north side of West Roosevelt Road in an area that is primarily improved with single and multi-story commercial buildings. To allow the proposed use of the property as an Adult Use Cannabis Dispensary, the Applicant seeks a Mandatory Type 1 rezoning of the property without a change in the DS-3 zoning classification. The area has a mix of zoning classifications, including DS-3, DS-5, DX-5, and DX-7. It is improved with multiple buildings of similar or greater size, scale, and density to the subject building. 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 following are the relevant zoning parameters for the proposed project:

Lot Area:	5,577square feet	
Floor Area:	10,319.55 square feet	
Maximum FAR:	1.85	
Residential Dwelling Units:	None	
MLA Density:	N/A	
Height (existing):	44.00 feet (existing)	
Bicycle Parking:	None	
Automobile Parking:	3 spaces	
Setbacks:	Front (Roosevelt Road):	None (existing)
	West Side:	None (existing)
	East Side:	None (existing)
	Rear (Alley):	25.00 feet (existing)
Distance to nearest School:	Greater than 500 feet	

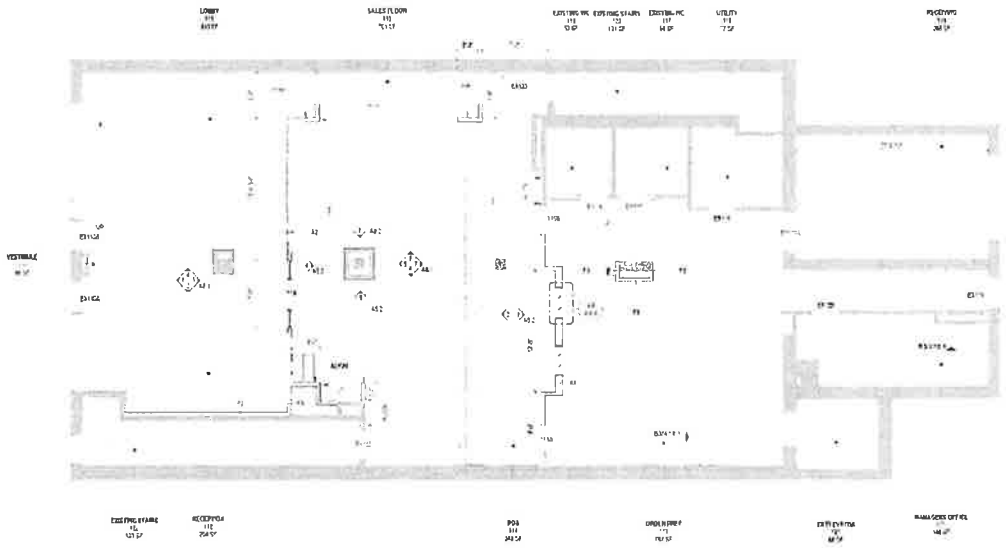
*A set of plans is attached.

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SITE PLAN

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1 | FIRST FLOOR PARTITION PLAN

GENERAL PARTITION PLAN NOTES

PARTITION PLAN KEYNOTES

BLDG DEPT. APPROVAL

INTERFORM
ARCHITECTURE + DESIGN

High Hopes Chicago LLC

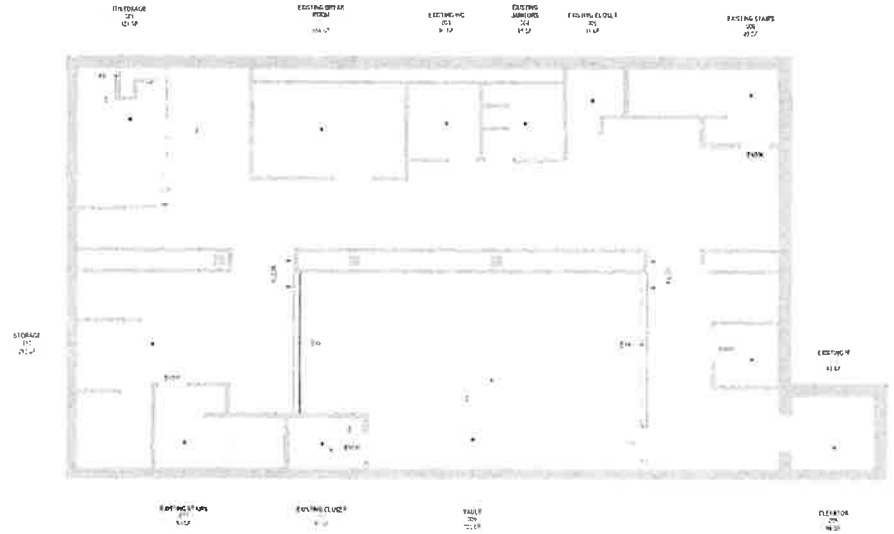
KEYPLAN

SEAL

FIRST FLOOR PARTITION PLAN

A1.1

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1 BASEMENT PARTITION PLAN

GENERAL PARTITION PLAN NOTES

PARTITION PLAN KEYNOTES

1 PROVIDE METAL MESH AND GYPSUM BOARD CONFIGURATION OF PARTITION TYPE D

2 COORDINATE NEW FURRING WALLS IN THIS AREA WITH EXISTING ELECTRICAL AND LOW VOLTAGE

BLDG DEPT APPROVAL

INTERFORM ARCHITECTURE + DESIGN

High Hopes Chicago LLC

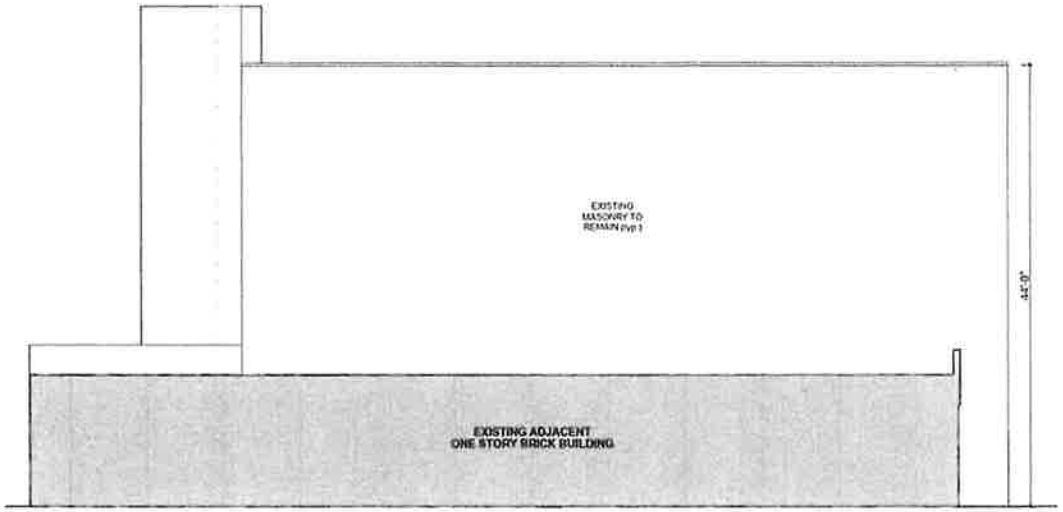
KEYPLAN

SEAL

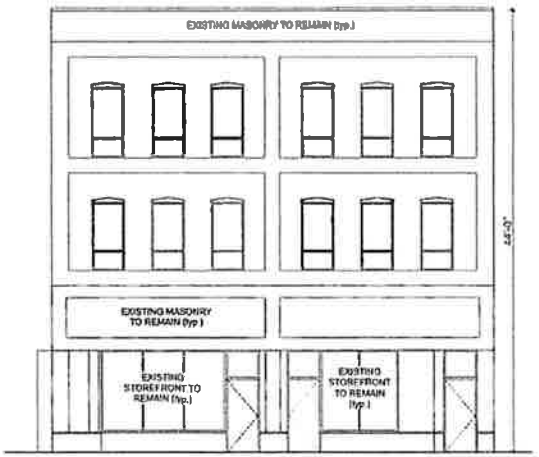
BASEMENT PARTITION PLAN

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WEST ELEVATION
(FROM DES PLAINES AVE.)

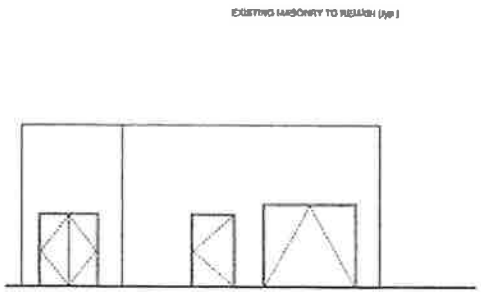


SOUTH ELEVATION
(FROM ROOSEVELT ST.)

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EAST ELEVATION



NORTH ELEVATION
(ALLEY)