#22801
INTRO DATE
JULY 16, 2025

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 Ave

2. Ward Number that property is located in: 40

3. APPLICANT Kaneh Group, LLC

   ADDRESS 10 W. Hubbard Street, 2B CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-961-9341

   EMAIL JMC@jmichaelcollins.com CONTACT PERSON Michael Collins

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 - Series 16 d/b/a Megara Properties

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE

   EMAIL CONTACT PERSON Ageliki Stamelos, Manager

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

   ATTORNEY Bridget O'Keefe

   ADDRESS Marshall Brown LLP, 300 S. Wacker Drive, Suite 2200

   CITY Chicago STATE IL ZIP CODE 60606

   PHONE 312-258-3795 FAX 312-258-1955 EMAIL bokeefe@marshallbrown.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: See Attached Exhibit A

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

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, 10 Parking Spaces & Billboard Signage

12. Reason for rezoning the property: To allow a 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 existing building, which is approximately, 5,500 s.f. in size, is currently vacant and proposed to hold a cannabis dispensary. Ten existing parking spaces and existing billboard signage to remain. Applicant will seek special use approval.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

J Michael Collins , 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

23rd day of June , 2025

JULIE K SARANGA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 4, 2026

Julie K. Saranga
Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

Date: July 15, 2025

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

The undersigned. Bridget O'Keefe, 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, 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 change in zoning on approximately July 16, 2025 [INSERT DATE].

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.

Bridget O'Keefe
Signature

Subscribed and Sworn to before me this
30th day of June, 2025

JULIE K SARANGA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 4, 2026

Julie K. Saranga
Notary Public

MB MARSHALL BROWN LLP

300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606
312.258.1600
www.marshallbrown.com

Bridget M. O'Keefe
312.258.3795
bokeefe@daspinaument.com

June 23, 2025

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 16, 2025, the undersigned will file an application for a change in zoning from a B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District on behalf of Kaneh Group, LLC for the property located at 2415-25 W. Peterson Avenue.

The applicant intends to occupy the existing vacant building with a licensed Cannabis Dispensary. The existing ten (10) parking spaces located on site adjacent to the building and the existing billboards will remain.

Kaneh Group, LLC is located at 100 Hubbard Street, 2B, Chicago, IL 60654. The Property Owner is Megara Properties, LLC, [redacted] The contact person for this application is Bridget O'Keefe, Marshall Brown LLP, 300 S. Wacker Drive, Chicago, IL 60606, 312-258-3795.

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

Very truly yours,

Bridget O'Keefe

Signature

PHONE (773) 736-1349

WEB ADDRESS
www.landsurveyorschicago.com

PLAT of SURVEY

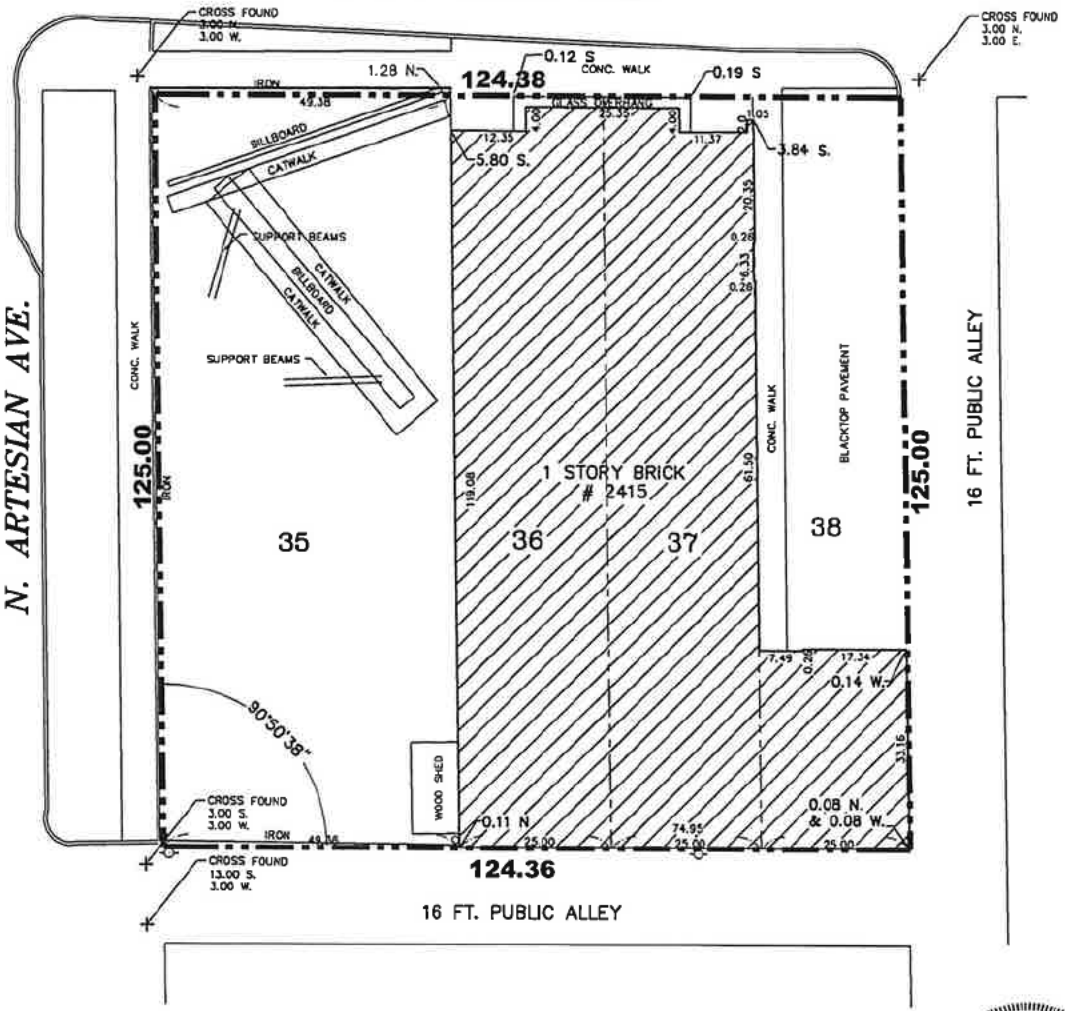
by
McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630

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 #2330
CHICAGO
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK S.S.

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