#22518-TI
INTRO DATE
JULY 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

622 - 24 West Roosevelt Road

2. Ward Number that property is located in: 28

3. APPLICANT High Hopes Chicago LLC

ADDRESS 507 E. 75th Street CITY Chicago

STATE IL ZIP CODE 60619 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Weinberg Development LLC

ADDRESS 632 W. Roosevelt Rd. CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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

ATTORNEY Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaezgur.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: Meesha J. Pike and Eiran Feldman

7. On what date did the owner acquire legal title to the subject property? 6/2001

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

9. Present Zoning District: DS-3 Proposed Zoning District: DS-3

10. Lot size in square feet (or dimensions): 5,577 sq. ft.

11. Current Use of the Property: vacant three-story commercial building with basement and three parking spaces

12. Reason for rezoning the property: To authorize the use of the existing vacant ground floor of the building and the basement for an Adult Use Cannabis Dispensary per O2024-008398 to comply with the use table and standards and bulk and density standards of the DS-3 zoning district.

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 property is improved with a three-story vacant 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.

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
STATE OF ILLINOIS

Meesha Pike, 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.

M. Pike
Signature of Applicant
Manager

Subscribed and Sworn to before me this
28 day of June, 2024.

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

Estela Richards
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

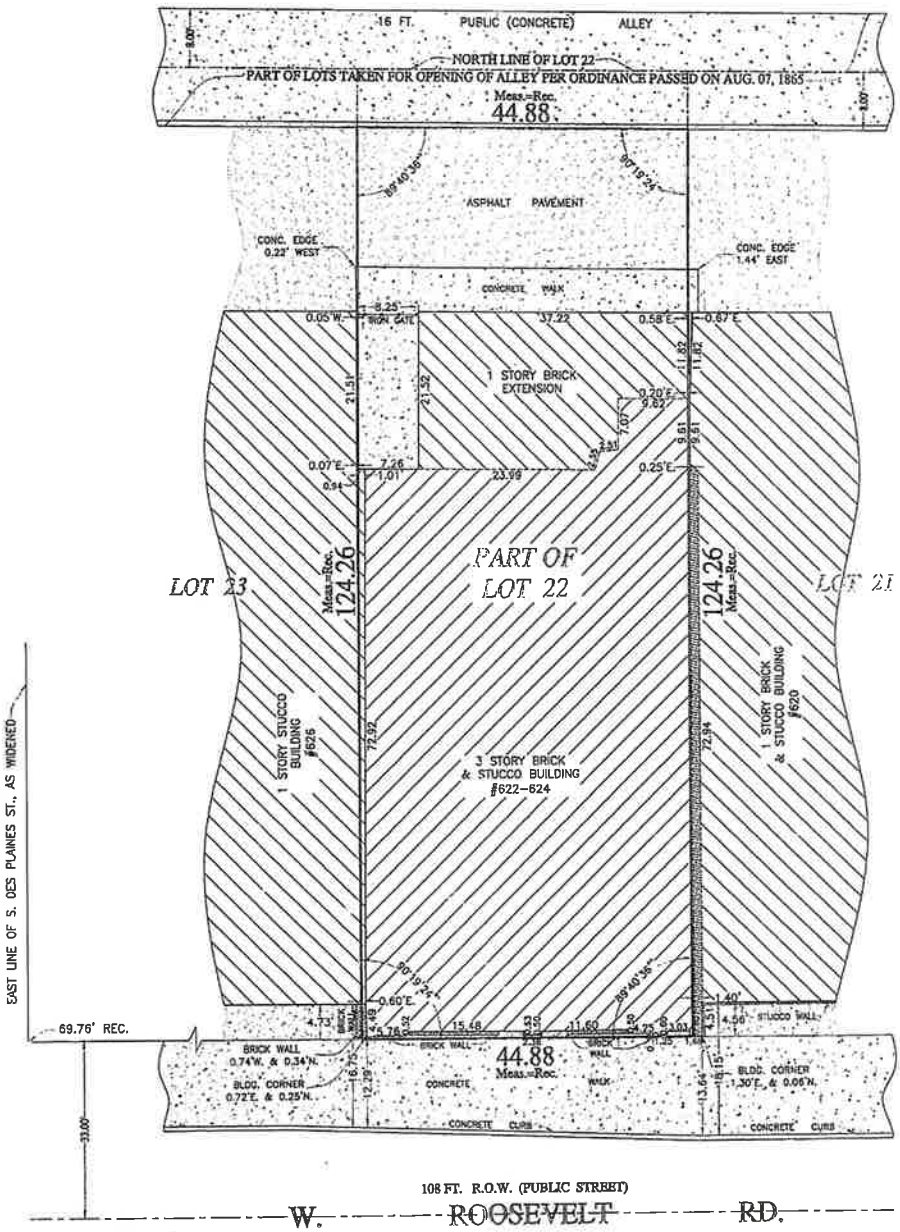
OF

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

NORTH

LOT 22 (EXCEPT THAT PART TAKEN FOR ALLEY) IN ERI REYNOLDS AND G.W. MERRILL'S SUBDIVISION OF BLOCK 36 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 5,577 sq. ft. = 0.128 acre, more or less
COMMONLY KNOWN AS: 622-624 W. ROOSEVELT RD., CHICAGO, IL. 60607



SOUTH LINE OF THE S.W¼ OF SEC. 16-39-14

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.
THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 105989
Scale: 1 inch = 16 feet.
Date of Field Work: 08 NOVEMBER 2022
Ordered by: BRIDGE CITY COLLECTIVE

PROFESSIONAL LAND SURVEYOR PAUL T. HARRIS 035-003977 ILLINOIS STATE OF ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook } s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: NOVEMBER 10, 2022

Paul Harris
LIC. NO. 035-003977
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2023

DRAWN BY: E.D.M.

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

July 17, 2024

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

> the public alley next north of and parallel to West Roosevelt Road; a line 114.64 feet east of and parallel to South Des Plaines Street; West Roosevelt Road; and a line 69.76 feet east of and parallel to South Des Plaines Street

and has the address of 622 – 24 W. Roosevelt Road, Chicago, Illinois.

The undersigned certifies that the notice contained the address and description 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 17, 2024.

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 property is a complete list containing the names and addresses of the people required to be served.

By: Rolando R. Acosta

Subscribed and sworn to before me this 17th day of July 2024.

Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

July 17, 2024

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 17, 2024, the undersigned will file an application for a change in zoning from an DS-3 Downtown Service District to a DS-3 Downtown Service District as a mandatory Type 1 Map Amendment on behalf of High Hopes Chicago LLC (the "Applicant") for the property located at 622-24 West Roosevelt Road, Chicago, IL (the "Property"). The Property is bounded by:

> the public alley next north of and parallel to West Roosevelt Road; a line 114.64 feet east of and parallel to South Des Plaines Street; West Roosevelt Road; and a line 69.76 feet east of and parallel to South Des Plaines Street.

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 proposed Dispensary will provide all required security measures including cameras within and along the exterior of the building and an on-site security guard during all hours of operation. The two upper floors of the building 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 Applicant is located at 507 East 75th Street, Chicago, IL 60619. The owner of the Property is Weinberg Development LLC, 632 West Roosevelt Road, Chicago, IL 60607. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or at rolando@acostaezgur.com.

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.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant

July 7, 2022

Patrick Murphy
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: Rezoning of the property located at
622 – 24 West Roosevelt Road, Chicago, IL

Dear Zoning Administrator Murphy:

Weinberg Development, LLC is the owner ("Owner") of the above referenced property (the "Property"). Owner has authorized High Hopes Chicago LLC to seek a Type 1 rezoning of the Property for an Adult Use Cannabis Dispensary and to take any necessary or desirable actions in connection with said application.

Sincerely,

