

#22707-T1
INTRO DATE
APRIL 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
101 - 115 West Madison Street/2-4 South Clark Street
2. Ward Number that property is located in: 34
3. APPLICANT CESAM LLC
ADDRESS 230 East Van Fossen Road CITY Vermont
STATE IL ZIP CODE 61484 PHONE 312-636-6937
EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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.
105 Madison OPCO LLC/Madison RE LLC/
OWNER Poplar RE LLC/1986 W. Algonquin LLC
105 Madison OPCO LLC - 2222 N. Elston Ave. STE 100
ADDRESS Other owners - 105 W. Madison St., STE 500 CITY Chicago/Chicago
STATE IL/IL ZIP CODE 60614/60602 PHONE 312-636-6937
EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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 Acosta
ADDRESS 1030 W. 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: NGW Retail Operations, LLC

7. On what date did the owner acquire legal title to the subject property? 2014

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

9. Present Zoning District: DC-16 Proposed Zoning District: DC-16

10. Lot size in square feet (or dimensions): 6,396 sq. ft.

11. Current Use of the Property: 24-story commercial building with ground floor and second floor retail space and no parking.

12. Reason for rezoning the property: To authorize an Adult Use Cannabis Dispensary in a portion of the first and second floor retail space.

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 24-story commercial building with no parking. 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 remainder of the building will continue to be used as unrelated commercial space. No exterior modifications to the building are proposed and no parking will be provided. The height of the building is and will remain at 285.0 ft. As part of the proposed application, the Applicant seeks to reduce the required distance between the property on which the proposed Adult Use Cannabis Dispensary is located and the nearest school from 500 feet to 300 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

CESAM LLC

, 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.



Kelley O'Hern
Kelley O'Hern (Mar 12, 2025 13:23 CDT)

Signature of Applicant

By: Kelley O'Hern

Manager of Manager of Manager

Subscribed and Sworn to before me this

12th day of March, 20 25

Andee Jace Thompson
Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____



March 20, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

**Re: Rezoning of the property located at 105 West Madison Street, Chicago, IL
(the "Property")**

Dear Zoning Administrator Murphey:

105 Madison Baker LLC, an Illinois limited liability company, ("Baker") along with Madison RE LLC, an Illinois limited liability company, ("Madison"), Poplar RE LLC, an Illinois limited liability company, ("Poplar") and 1986 W. Algonquin LLC, an Illinois limited liability company, ("Algonquin") are owners of the Property. Baker hereby authorizes CESAM LLC to file an application to rezone the Property and to take any necessary or desirable actions in connection with said application.

Sincerely,

A handwritten signature in black ink, appearing to read "WB", is written over a horizontal line.

105 Madison Baker LLC
By: Warren Baker
Title: President of Manager,
Baker Development Corporation
an Illinois corporation

Warren Baker
BAKER DEVELOPMENT CORPORATION
4237 N. Craftsman Court, Suite 205
Scottsdale, Arizona 85251
M: 312-493-3677
www.bakerdevelopmentcorp.com
w.baker@bakerdevelopmentcorp.com

March 26, 2025

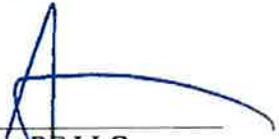
Patrick Murphey
Zoning Administrator
City of Chicago
City Hall
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

Re: Rezoning of the property located at 105 West Madison Street, Chicago, IL (the "Property")


Dear Zoning Administrator Murphey:

Madison RE LLC, an Illinois limited liability company, ("Madison"), Poplar RE LLC, an Illinois limited liability company, ("Poplar") and 1986 W. Algonquin LLC, an Illinois limited liability company, ("Algonquin"), along with 105 Madison Opco, LLC are owners of the Property. Madison, Poplar, and Algonquin hereby authorize CESAM LLC to file an application to rezone the Property and to take any necessary or desirable actions in connection with said application.

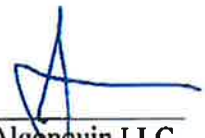
Sincerely,



Madison RE LLC
By: Amy Rubenstein
Title: Manager of Manager, C2B LLC,
an Illinois limited liability company



Poplar RE LLC
By: Amy Rubenstein
Title: Manager of Manager, C2B LLC,
an Illinois limited liability company



1986 W. Algonquin LLC
By: Amy Rubenstein
Title: Manager of Manager, C2B LLC,
an Illinois limited liability company



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor • Chicago, Illinois 60642 • 312-327-3350 • 312-327-3315 f

April 16, 2025

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:

West Madison Street; South Clark Street; a line 50.65 feet south of and parallel to West Madison Street;
and the public alley next west of and parallel to South Clark Street

and has the address 101-115 West Madison Street / 2-4 South Clark Street, Chicago, Illinois 60602.

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 April 16, 2025.

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 16th day of April 2025.


Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

April 16, 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 April 16, 2025, the undersigned will file an application for a change in zoning from an DC-16, Downtown Core District to a DC-16, Downtown Core District as a mandatory Type 1 Map Amendment on behalf of CESAM LLC (the "Applicant") for the property located at 101-115 West Madison Street / 2-4 South Clark Street, Chicago, Illinois 60602 (the "Property"). The Property is bounded by:

West Madison Street; South Clark Street; a line 50.0 feet south of and parallel to West Madison Street; and the public alley next west of and parallel to South Clark Street.

The property is improved with a 24-story commercial building with no parking. 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 remainder of the building will continue to be used as unrelated commercial space. No exterior modifications to the building are proposed and no parking will be provided. The height of the building is and will remain at 285.0 ft. As part of the proposed application, the Applicant seeks to reduce the required distance between the property on which the proposed Adult Use Cannabis Dispensary is located and the nearest school from 500 feet to 300 feet.

The Applicant is located at 230 East Van Fossen Road, Vermont, Illinois 61484. The owners of the Property are 105 Madison OPCO LLC, 2222 N. Elston Avenue, STE 100, Chicago, IL 60614 and Madison RE LLC, Poplar RE LLC and 1986 W. Algonquin LLC, all with an address of 105 West Madison Street, STE 500, Chicago, IL 60602. 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

March 26, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

Re: Rezoning of the property located at 105 West Madison Street, Chicago, IL (the "Property")

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Madison RE LLC, an Illinois limited liability company, ("Madison"), Poplar RE LLC, an Illinois limited liability company, ("Poplar") and 1986 W. Algonquin LLC, an Illinois limited liability company, ("Algonquin"), along with 105 Madison Opco, LLC are owners of the Property. Madison, Poplar, and Algonquin hereby authorize CESAM LLC to file an application to rezone the Property and to take any necessary or desirable actions in connection with said application.

Sincerely,



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By: Amy Rubenstein
Title: Manager of Manager, C2B LLC,
an Illinois limited liability company



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By: Amy Rubenstein
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Title: Manager of Manager, C2B LLC,
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