

#22425
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3631-3657 N. Central Ave/5547-5557 W. Waveland

2. Ward Number that property is located in: 30

3. APPLICANT 1937 Retail Holdings Series LLC

ADDRESS 7105 S. Yates Blvd CITY Chicago

STATE IL ZIP CODE 60649 PHONE 773-401-6623

EMAIL sonia.antolec@the1937group.com CONTACT PERSON Sonia Antolec

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 Portage Park Capital, LLC

ADDRESS 77 W. Washington, 1500 CITY Chicago

STATE IL ZIP CODE 60606 PHONE 312-509-9900

EMAIL lduarte@podstrategies.com CONTACT PERSON Lisa Duarte

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

ATTORNEY Sonia Antolec

ADDRESS 4636 Custer Avenue

CITY Brookfield STATE IL ZIP CODE 60513

PHONE 773-401-6623 FAX _____ EMAIL sonia.antolec@the1937group.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: Ambrose Jackson; M&A Investments LLC; SAntolec Investments, LLC (Sonia Antolec)
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7. On what date did the owner acquire legal title to the subject property? February 10, 2017
8. Has the present owner previously rezoned this property? If yes, when? A PD was issued 7/24/19
9. Present Zoning District: PD 1450, underlying zone C3-5 Proposed Zoning District: PD as amended, underlying C3-5
10. Lot size in square feet (or dimensions): 37,614
11. Current Use of the Property: Commercial use of various businesses
-
12. Reason for rezoning the property: Requesting a PD Amendment so that an adult-use cannabis dispensary is an allowed use within the PD.
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 units, parking spaces, height, and square footage will remain the same. The request is to add the allowed use to include an adult-use cannabis dispensary.
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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

Sonia Ambler, 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.

S. - Ambler
Signature of Applicant

Subscribed and Sworn to before me this
3 day of April, 2024.

Loyal Purnell Hoytt
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

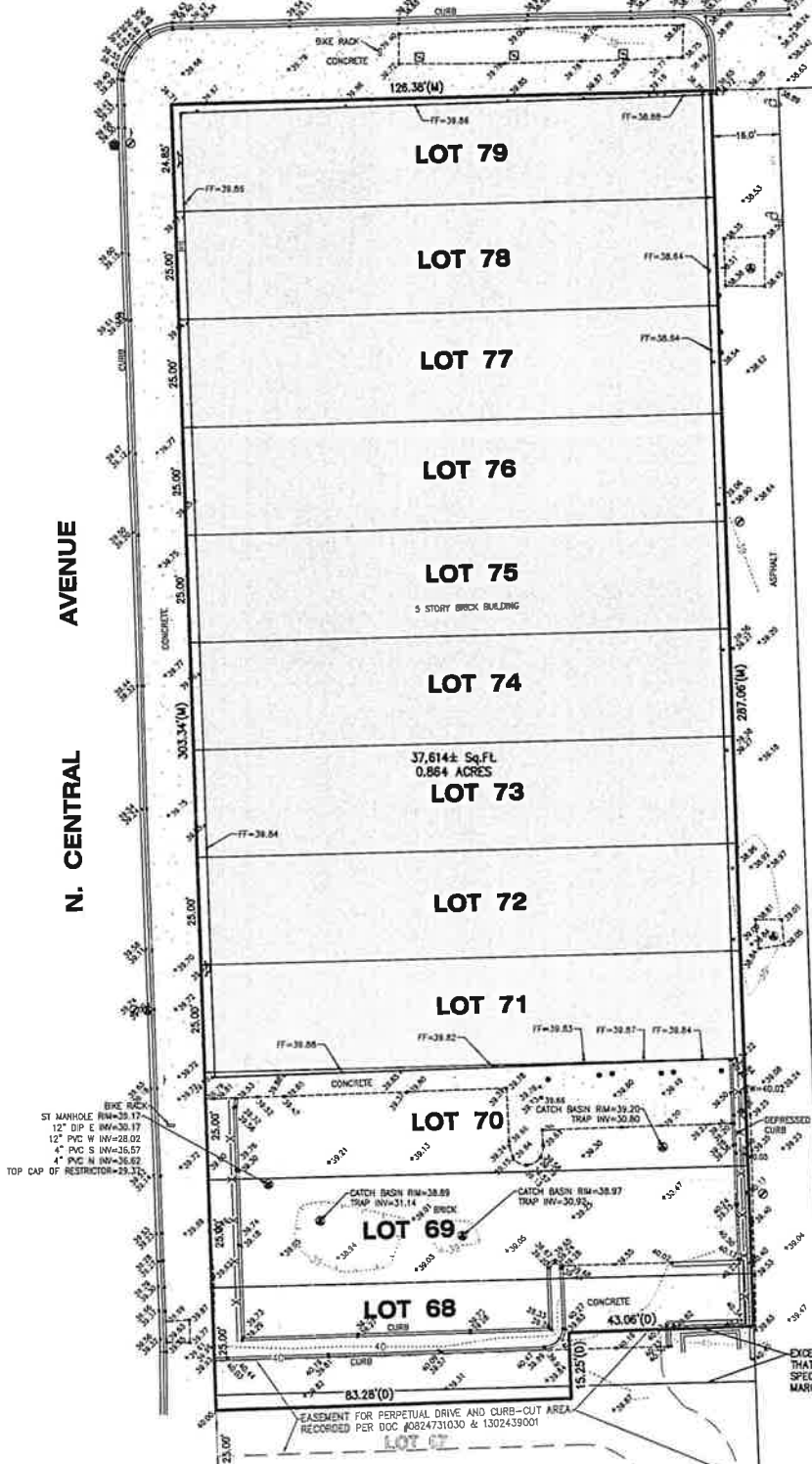
AS-BUILT SURVEY

WAVELAND AVENUE

VALVE VAULT RIM=38.49
 TOP OF PIPE N,S INV=33.12

LEGAL DESCRIPTION
 Lots 68 to 79, both Inclusive, in Koester and Zander's North Central Avenue Subdivision, being a Subdivision of the South Quarter of the West Quarter of the Northwest Quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Except that part of Lot 68 conveyed by special Warranty Deed recorded March 28, 2013 as Document No. 1308713055.

AVENUE
 N. CENTRAL



BIKE RACK
 ST MANHOLE RIM=23.17
 12" DIP E INV=30.17
 12" PVC W INV=28.02
 4" PVC S INV=26.57
 4" PVC N INV=36.62
 TOP CAP OF RESTRICTOR=23.17

EXCEPTION
 THAT PART OF LOT 68 CONVEYED BY
 SPECIAL WARRANTY DEED RECORDED
 MARCH 28, 2013 AS Doc #1308713055

LEGEND

•	BOXLARD
□	CATCH BASIN
⊖	ELECTRIC OUTLET
⊕	FIRE CONNECTION
⊖	GAS METER
⊖	HANDICAP
⊖	MANHOLE
⊖	SANITARY MANHOLE
⊖	SIGN
⊖	STORM MANHOLE
⊖	UTILITY POLE
⊖	VALVE VAULT
(M)	MEASURE
(R)	RECORD

PROJECT BENCHMARK
 CITY OF CHICAGO BENCHMARK #2472
 MARK CUT ON NE CORNER OF STONE
 DOORSILL ON E SIDE OF TWO STORY
 BRICK BUILDING LOCATED ON THE W
 LINE OF N CENTRAL AVENUE 21.2' S OF
 THE S LINE OF W WAVELAND AVENUE
 ELEV= 40.553 CHICAGO CITY DATUM

03/27/23 (PJD) REVISED PER CLIENTS REVIEW
 STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)



We, Vanderstappen Land Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.

This professional service conforms to the current Illinois minimum standards for topographic surveys. This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 08/18 A.D., 20 22.

Vanderstappen Land Surveying, Inc.
 Design Firm No. 184-002762

By: *Andrew P. Grumacher*
 Illinois Professional Land Surveyor No. 3857



CLIENT: ALL CONSTRUCTION GROUP
 DRAWN BY: PJD CHECKED BY: APG
 SCALE: 1"=20' SEC. 21 T. 40 R. 13 E.
 BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
 P.I.N.: 13-21-124-042
 JOB NO.: 210417 I.D. ASB
 FIELDWORK COMP.: 08/11/22 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL F.
 PARTS THEREOF CORRECTED TO 68° F.

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

Date: April 3, 2024

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

The undersigned, Sonia Antolec, being duly sworn on oath deposes and states as follows:

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 amended planned development; 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 3, 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 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.



Signature

Subscribed and Sworn to before me this
April day of 3, 2024



Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS

April 2, 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 April 3, 2024, the undersigned on behalf of The 1937 Group, Ltd. will file an application for a change in zoning from PD 1450 to PD 1450, as amended for the property located at 3631-57 N. Central/5547-54 W. Waveland.

The following amended uses are to be permitted in the area delineated herein as Business Planned Development No. 1450: adult use cannabis dispensary and accessory parking, provided that special uses are approved pursuant to the standards under Section 17-9-0129 of the Chicago Zoning Ordinance. No cannabis business establishment which requires a special use may operate in any planned development prior to such use being reviewed and approved as a special use by the Zoning Board of Appeals (17-9-0129-6). The special use application must be filled pursuant to Sections 17-13-0900, 17-13-0905-G and applicable rules issued by the Zoning Board of Appeals. The operator for the cannabis related uses including the cannabis dispensary use must be issued all applicable State Illinois licenses for said cannabis related uses and the cannabis dispensary use is subject to the standards under Section 17-9-0129-4.

Applicant is located at 7105 S. Yates Blvd. Chicago, IL 60649. The contact person for this application is Sonia Antolec; her phone number is (773) 401-6623, and her business address is 7105 S. Yates Blvd. Chicago IL, 60649. The owner of the property is Portage Park Capital LLC, and the owner's address is 77 W. Washington Street, Suite 1501, Chicago IL, 60606.

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 your property is within 250 feet of the property to be amended.

All the best,



Signature

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

April 2, 2024

**RE: Amendment to PD 1450,
3631-57 N. Central Avenue/ 5547-54 W. Waveland Avenue**

Dear Zoning Administrator Murphey:


I, Bernard Edelman, being the sole owner of Portage Park Capital, LLC, which owns the property commonly known as 3631-57 N. Central Avenue /5547-54 W. Waveland Avenue 9th ("Property"). The undersigned states that holds the Property himself/herself/itself and no other person, association or shareholder. I am aware that a portion of Property will be used as an adult-use cannabis dispensary. I fully support the PD Amendment and special use of an adult-use cannabis dispensary at the Property. I have entered into an LOI to lease a portion of the Property, with the Applicant: The 1937 Group, Ltd, 1937 Retail Holdings Series Portage Park, LLC.

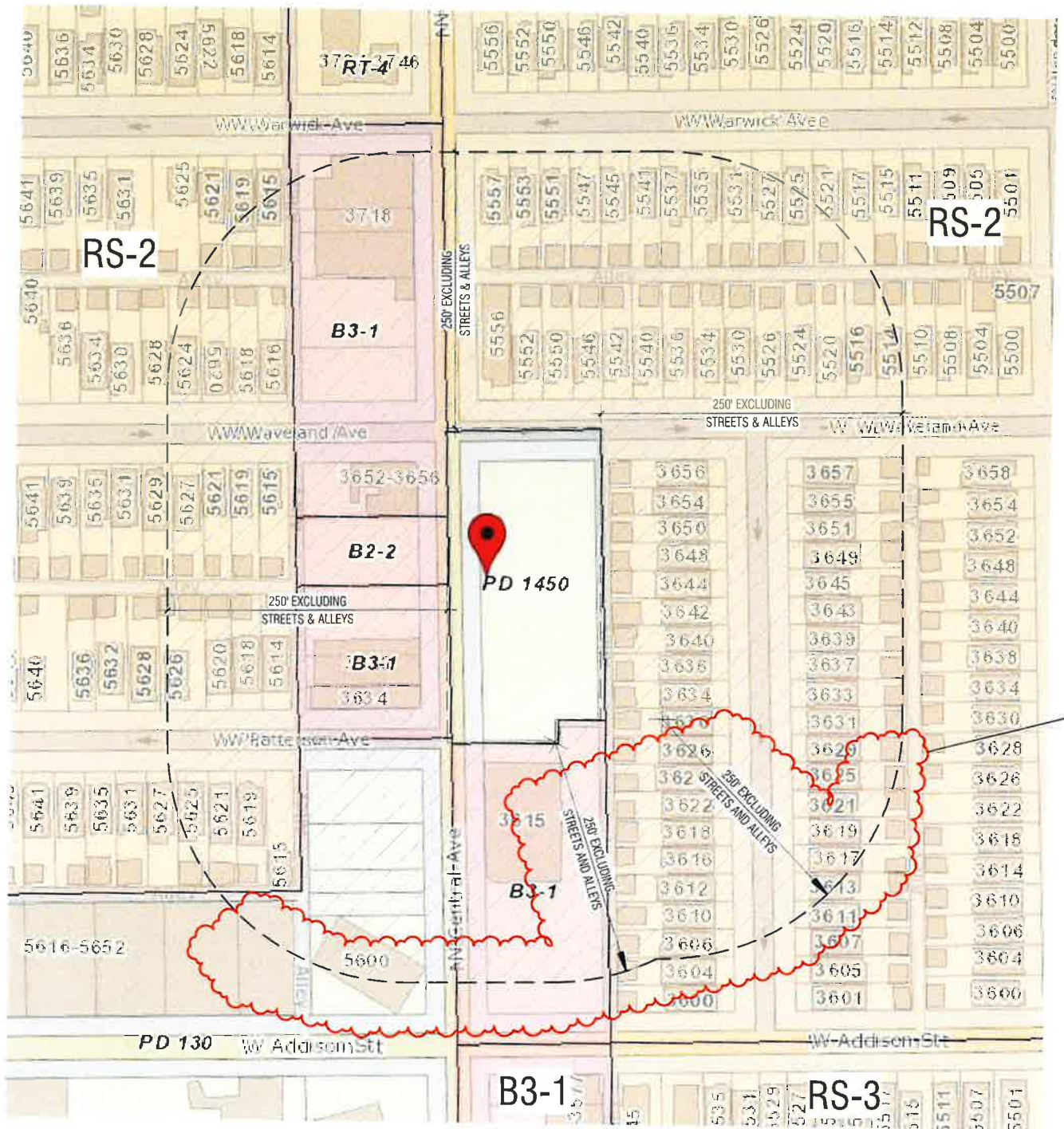
I, Bernard Edelman, give The 1937 Group, Ltd, 1937 Retail Holdings Series Portage Park, LLC, and their Affiliates and representatives, authority to file for any necessary zoning relief regarding my property in order to permit its use as a cannabis dispensary.

Sincerely,

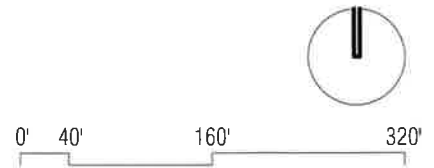
PORTAGE PARK CAPITAL, LLC, an IL Ltd. liability Co.

By: Investment Management, Inc., a Wyoming corp.

By: 
Bernard Edelman, President



Ronald T. Elkins



SCALE: 1" = 160'-0"
SD 01

2point
perspective INC

FOR DESIGN INTENT ONLY. NOT FOR CONSTRUCTION
This drawing is for preliminary use only. Further study and coordination with Dept of Building officials is required to confirm code compliance.

PORTAGE PARK DISPENSARY

3645 N Central Ave
Chicago, IL 60634

250' RADIUS ZONING MAP

PROJECT NUMBER: 2407
DATE: 04.11.2024 (REV 1)