

#22212
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5900 West Irving Park Road, Chicago, IL

2. Ward Number that property is located in: 38

3. APPLICANT Eagle Dispensaries of Illinois, LLC
ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON Marcus Ferrell

4. Is the applicant the owner of the property? YES _____ NO X
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 Philev, LLC
ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON Saul Osacky

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Katriina S. McGuire - Thompson Coburn LLP
ADDRESS 55 East Monroe Street, Floor 37
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312-580-2326 FAX _____ EMAIL kmcguire@thompsoncoburn.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Frankie Terry - 51%

James Kaufman - 49%

7. On what date did the owner acquire legal title to the subject property? 4/14/2014

8. Has the present owner previously rezoned this property? If yes, when?

No.

9. Present Zoning District B3-1 Proposed Zoning District C1-1

10. Lot size in square feet (or dimensions) 21,875 square feet

11. Current Use of the property Vacant commercial 1-story building and accessory on-site parking

12. Reason for rezoning the property in order to pursue a special use for a cannabis dispensary use within the existing building

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 the proposed building. (BE SPECIFIC)

Upon approvals for the zoning amendment and special use for an adult use cannabis dispensary, a portion of the existing 12,000 square foot building will be rehabilitated to be used as a cannabis dispensary with twenty (20) on-site parking spaces.

14. 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 X _____

COUNTY OF COOK
STATE OF ILLINOIS

Marcus Ferrell, the Manager of Eagle
Dispensaries of Illinois, 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.

Marcus Ferrell

Signature of Applicant

Subscribed and Sworn to before me this
5th day of June, 2023.



Talar Annie Berberian
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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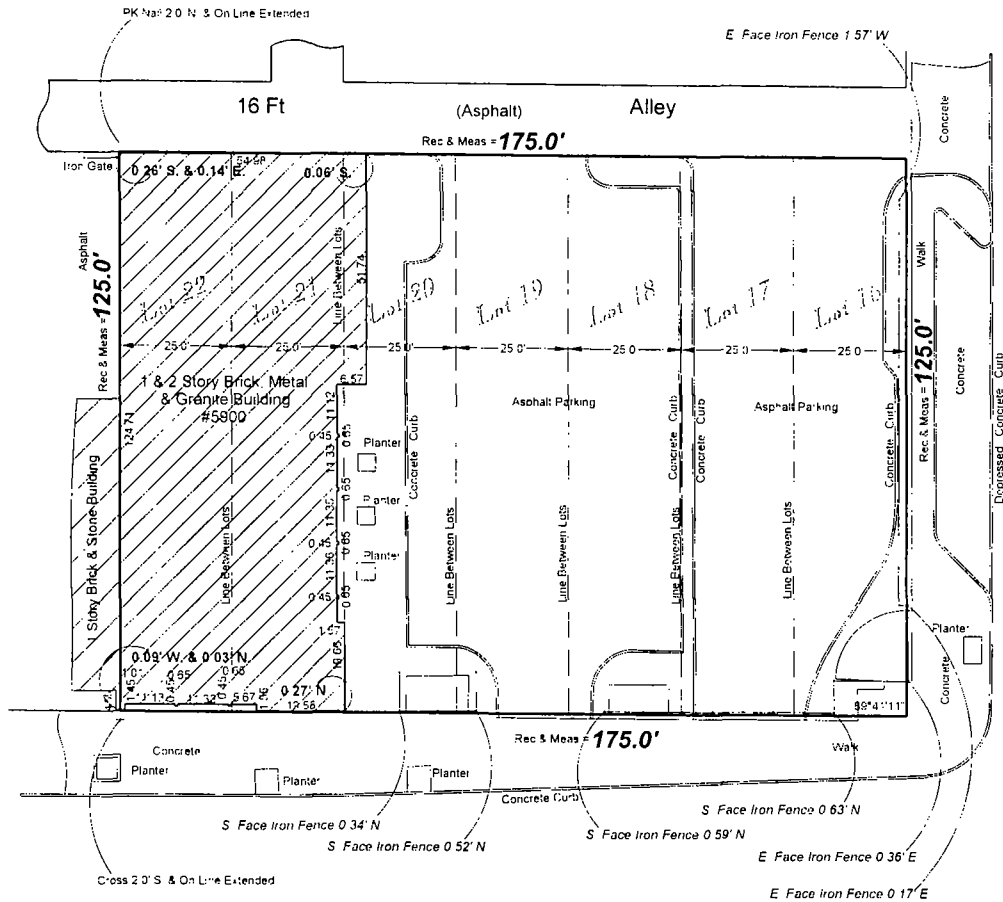
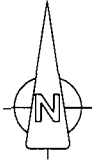
1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order. The addresses are listed in the order in which they were received. The names and addresses are as follows:

Name	Address
Mr. A. B. C.	123 Main St., New York, N.Y.
Mr. D. E. F.	456 Elm St., New York, N.Y.
Mr. G. H. I.	789 Broadway, New York, N.Y.
Mr. J. K. L.	1010 Park Ave., New York, N.Y.
Mr. M. N. O.	1111 5th Ave., New York, N.Y.
Mr. P. Q. R.	1212 6th Ave., New York, N.Y.
Mr. S. T. U.	1313 7th Ave., New York, N.Y.
Mr. V. W. X.	1414 8th Ave., New York, N.Y.
Mr. Y. Z. A.	1515 9th Ave., New York, N.Y.
Mr. B. C. D.	1616 10th Ave., New York, N.Y.
Mr. E. F. G.	1717 11th Ave., New York, N.Y.
Mr. H. I. J.	1818 12th Ave., New York, N.Y.
Mr. K. L. M.	1919 13th Ave., New York, N.Y.
Mr. N. O. P.	2020 14th Ave., New York, N.Y.
Mr. Q. R. S.	2121 15th Ave., New York, N.Y.
Mr. T. U. V.	2222 16th Ave., New York, N.Y.
Mr. W. X. Y.	2323 17th Ave., New York, N.Y.
Mr. Z. A. B.	2424 18th Ave., New York, N.Y.
Mr. C. D. E.	2525 19th Ave., New York, N.Y.
Mr. F. G. H.	2626 20th Ave., New York, N.Y.
Mr. I. J. K.	2727 21st Ave., New York, N.Y.
Mr. L. M. N.	2828 22nd Ave., New York, N.Y.
Mr. O. P. Q.	2929 23rd Ave., New York, N.Y.
Mr. R. S. T.	3030 24th Ave., New York, N.Y.
Mr. U. V. W.	3131 25th Ave., New York, N.Y.
Mr. X. Y. Z.	3232 26th Ave., New York, N.Y.
Mr. A. B. C.	3333 27th Ave., New York, N.Y.
Mr. D. E. F.	3434 28th Ave., New York, N.Y.
Mr. G. H. I.	3535 29th Ave., New York, N.Y.
Mr. J. K. L.	3636 30th Ave., New York, N.Y.
Mr. M. N. O.	3737 31st Ave., New York, N.Y.
Mr. P. Q. R.	3838 32nd Ave., New York, N.Y.
Mr. S. T. U.	3939 33rd Ave., New York, N.Y.
Mr. V. W. X.	4040 34th Ave., New York, N.Y.
Mr. Y. Z. A.	4141 35th Ave., New York, N.Y.
Mr. B. C. D.	4242 36th Ave., New York, N.Y.
Mr. E. F. G.	4343 37th Ave., New York, N.Y.
Mr. H. I. J.	4444 38th Ave., New York, N.Y.
Mr. K. L. M.	4545 39th Ave., New York, N.Y.
Mr. N. O. P.	4646 40th Ave., New York, N.Y.
Mr. Q. R. S.	4747 41st Ave., New York, N.Y.
Mr. T. U. V.	4848 42nd Ave., New York, N.Y.
Mr. W. X. Y.	4949 43rd Ave., New York, N.Y.
Mr. Z. A. B.	5050 44th Ave., New York, N.Y.
Mr. C. D. E.	5151 45th Ave., New York, N.Y.
Mr. F. G. H.	5252 46th Ave., New York, N.Y.
Mr. I. J. K.	5353 47th Ave., New York, N.Y.
Mr. L. M. N.	5454 48th Ave., New York, N.Y.
Mr. O. P. Q.	5555 49th Ave., New York, N.Y.
Mr. R. S. T.	5656 50th Ave., New York, N.Y.
Mr. U. V. W.	5757 51st Ave., New York, N.Y.
Mr. X. Y. Z.	5858 52nd Ave., New York, N.Y.
Mr. A. B. C.	5959 53rd Ave., New York, N.Y.
Mr. D. E. F.	6060 54th Ave., New York, N.Y.
Mr. G. H. I.	6161 55th Ave., New York, N.Y.
Mr. J. K. L.	6262 56th Ave., New York, N.Y.
Mr. M. N. O.	6363 57th Ave., New York, N.Y.
Mr. P. Q. R.	6464 58th Ave., New York, N.Y.
Mr. S. T. U.	6565 59th Ave., New York, N.Y.
Mr. V. W. X.	6666 60th Ave., New York, N.Y.
Mr. Y. Z. A.	6767 61st Ave., New York, N.Y.
Mr. B. C. D.	6868 62nd Ave., New York, N.Y.
Mr. E. F. G.	6969 63rd Ave., New York, N.Y.
Mr. H. I. J.	7070 64th Ave., New York, N.Y.
Mr. K. L. M.	7171 65th Ave., New York, N.Y.
Mr. N. O. P.	7272 66th Ave., New York, N.Y.
Mr. Q. R. S.	7373 67th Ave., New York, N.Y.
Mr. T. U. V.	7474 68th Ave., New York, N.Y.
Mr. W. X. Y.	7575 69th Ave., New York, N.Y.
Mr. Z. A. B.	7676 70th Ave., New York, N.Y.
Mr. C. D. E.	7777 71st Ave., New York, N.Y.
Mr. F. G. H.	7878 72nd Ave., New York, N.Y.
Mr. I. J. K.	7979 73rd Ave., New York, N.Y.
Mr. L. M. N.	8080 74th Ave., New York, N.Y.
Mr. O. P. Q.	8181 75th Ave., New York, N.Y.
Mr. R. S. T.	8282 76th Ave., New York, N.Y.
Mr. U. V. W.	8383 77th Ave., New York, N.Y.
Mr. X. Y. Z.	8484 78th Ave., New York, N.Y.
Mr. A. B. C.	8585 79th Ave., New York, N.Y.
Mr. D. E. F.	8686 80th Ave., New York, N.Y.
Mr. G. H. I.	8787 81st Ave., New York, N.Y.
Mr. J. K. L.	8888 82nd Ave., New York, N.Y.
Mr. M. N. O.	8989 83rd Ave., New York, N.Y.
Mr. P. Q. R.	9090 84th Ave., New York, N.Y.
Mr. S. T. U.	9191 85th Ave., New York, N.Y.
Mr. V. W. X.	9292 86th Ave., New York, N.Y.
Mr. Y. Z. A.	9393 87th Ave., New York, N.Y.
Mr. B. C. D.	9494 88th Ave., New York, N.Y.
Mr. E. F. G.	9595 89th Ave., New York, N.Y.
Mr. H. I. J.	9696 90th Ave., New York, N.Y.
Mr. K. L. M.	9797 91st Ave., New York, N.Y.
Mr. N. O. P.	9898 92nd Ave., New York, N.Y.
Mr. Q. R. S.	9999 93rd Ave., New York, N.Y.
Mr. T. U. V.	10000 94th Ave., New York, N.Y.

Plat of Survey by Central Survey PLLC

Legal Description

Lots 16, 17, 18, 19, 20, 21 and 22 in Bock 14 in Mcintosh Brothers Irving Park Boulevard Addition to Chicago of the West 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as 5900 W Irving Park Road, Chicago, Illinois
Area of Land Described 21,875 Sq Ft



N. Marmora Ave.

W. Irving Park Rd.

Legend

- N = North
- S = South
- E = East
- W = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St = Street
- Ave = Avenue

Decimal/Inch Conversions		
0 01 = 1/8"	0 08 = 1"	0 58 = 7"
0 02 = 1/4"	0 17 = 2"	0 67 = 8"
0 03 = 3/8"	0 25 = 3"	0 75 = 9"
0 04 = 1/2"	0 33 = 4"	0 83 = 10"
0 05 = 5/8"	0 42 = 5"	0 92 = 11"
0 06 = 3/4"	0 50 = 6"	1 00 = 12"

NOTES *Property corners were NOT staked per customer
*AutoCad file will not be provided under this contract *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances *Assume no dimension from scaling upon this plat *Compare all points before building and report any difference at once

Scale 1 Inch equals 27 Feet.

Ordered By Marcus Ferrell
Order Number 5900D

State of Illinois)
) S S
County of Cook)



This professional service conforms to current Illinois minimum standards for a boundary survey

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on May 15, 2023 and that the map or plat hereon drawn is a correct representation of said survey When bearings are shown the bearing base is assumed Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit

Dated this 15th day of May 2023

John M. Henriksen
John M. Henriksen P L S #2668 (exp 11/30/2024) Professional Design Firm Land Surveying LLC (#184 005417)

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

²¹
June 21, 2023

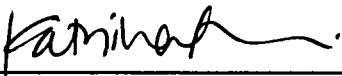
Chairman Brian Sanchez
Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, KATRIINA S. MCGUIRE, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 located at 5900 West Irving Park Road, 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.

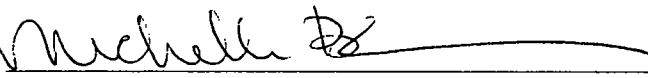
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 21, 2023.

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.



Signature

Subscribed and Sworn to before me
this 21st day of June, 2023.



Notary Public



MY COMMISSION EXPIRES: 12/31/24
NOTARY PUBLIC, STATE OF ILLINOIS
MICHELLE BEHNKE
OFFICIAL SEAL



55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.co

Katriina S. McGuire
312 580 2326 direct
kmcguire@thompsoncoburn.com

June 21, 2023

Dear Property Owner:

In accordance with the requirements for amendments to the Chicago Zoning Ordinance, Section 17-13-0107, please be informed that on or about June 21, 2023, the undersigned will file an application on behalf of Eagle Dispensaries of Illinois, LLC (the "Applicant"), for a change in zoning from B3-1 Community Shopping District to C1-1 Neighborhood Commercial District, for the property located at 5900 West Irving Park Road.

The purpose of the zoning amendment is to allow the Applicant to pursue a special use for an adult use cannabis dispensary at the Property. If the zoning amendment is approved, the Applicant will file an application with the Zoning Board of Appeals for a special use. Upon receipt of the necessary approvals, the applicant will establish an adult use cannabis dispensary within a portion of the existing 12,000 square foot building on the Property. The Property also has twenty (20) on-site parking spaces.

The Applicant is Eagle Dispensaries of Illinois, LLC, which is located at _____ the owner of the Property is Philev, LLC, which is located at _____ I am the attorney for the Applicant and can be reached at Thompson Coburn, LLP, 55 East Monroe Street, 37th Floor, Chicago, Illinois 60603. My telephone number is (312) 580-2236.

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 SUBJECT PROPERTY.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Katriina S. McGuire'.

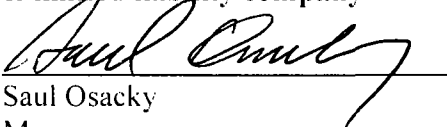
Katriina S. McGuire
Attorney for Applicant

PROPERTY OWNER'S AUTHORIZATION

The undersigned, on behalf of **PHILEV, LLC**, an Illinois limited liability company (the "Property Owner"), the legal titleholder of certain real property located at 5900 West Irving Park Road, Chicago, Illinois 60634 (the "Subject Property"), hereby authorizes **EAGLE PROPERTIES OF ILLINOIS, LLC**, an Illinois limited liability company, and its attorneys, Thompson Coburn LLP, to file rezoning and special use applications related to the Subject Property with the City of Chicago.

IN WITNESS WHEREOF, the Property Owner has executed this Property Owner's Authorization as this 2nd day of June, 2023.

PHILEV, LLC,
an Illinois limited liability company

By: 
Name: Saul Osacky
Title: Manager