



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Amendment to PD 1450**  
**3631-57 N. Central Avenue**  
**30th Ward**  
**1937 Retail Holdings Series LLC**

6/20/2024



## **The Applicant is Proposing the Following:**

- The applicant, 1937 Retail Holdings Series LLC, proposes to amend Business Planned Development 1450 to add “Adult use cannabis dispensary, Cannabis craft grow (including accessory cannabis dispensary), and Cannabis processor and cannabis infuser,” as permitted uses.
- No bulk or density changes are proposed to the existing building or the previously approved Planned Development.

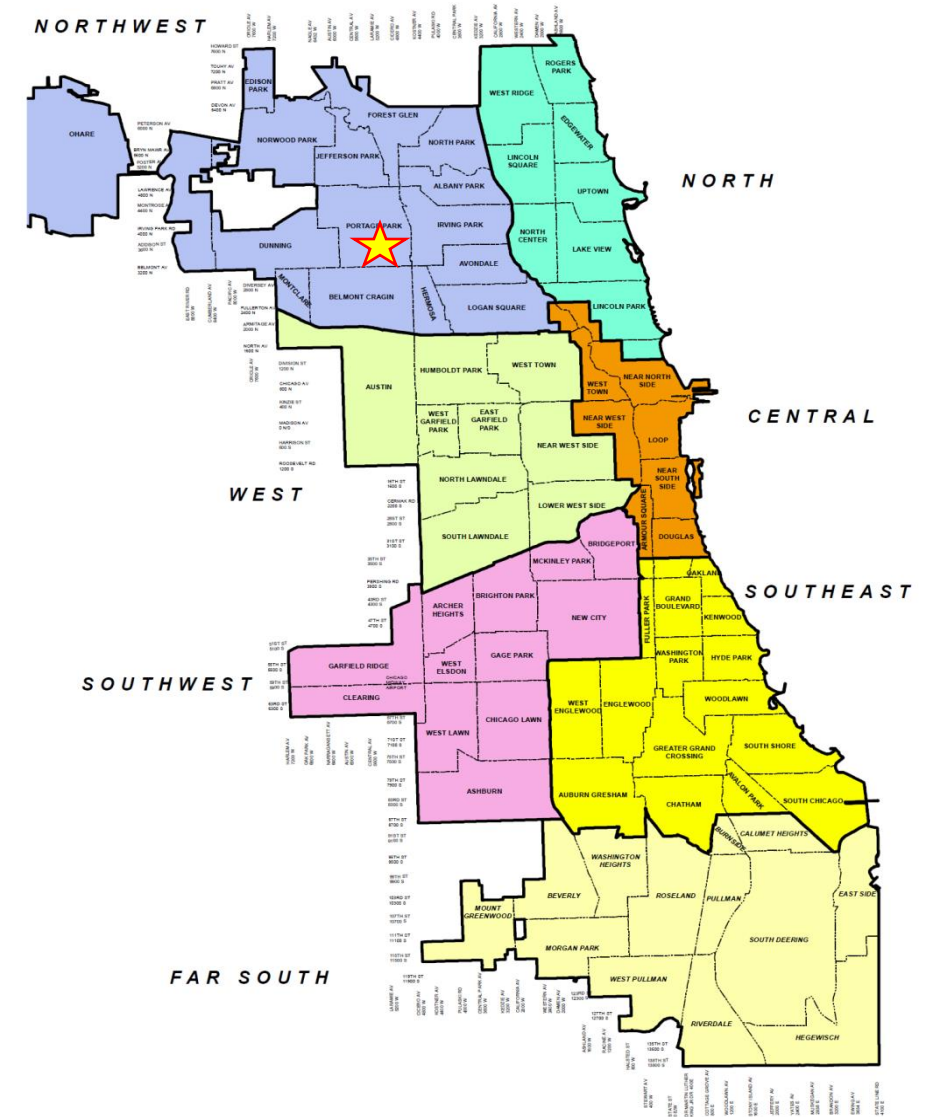
# ★ Community Area Snapshot

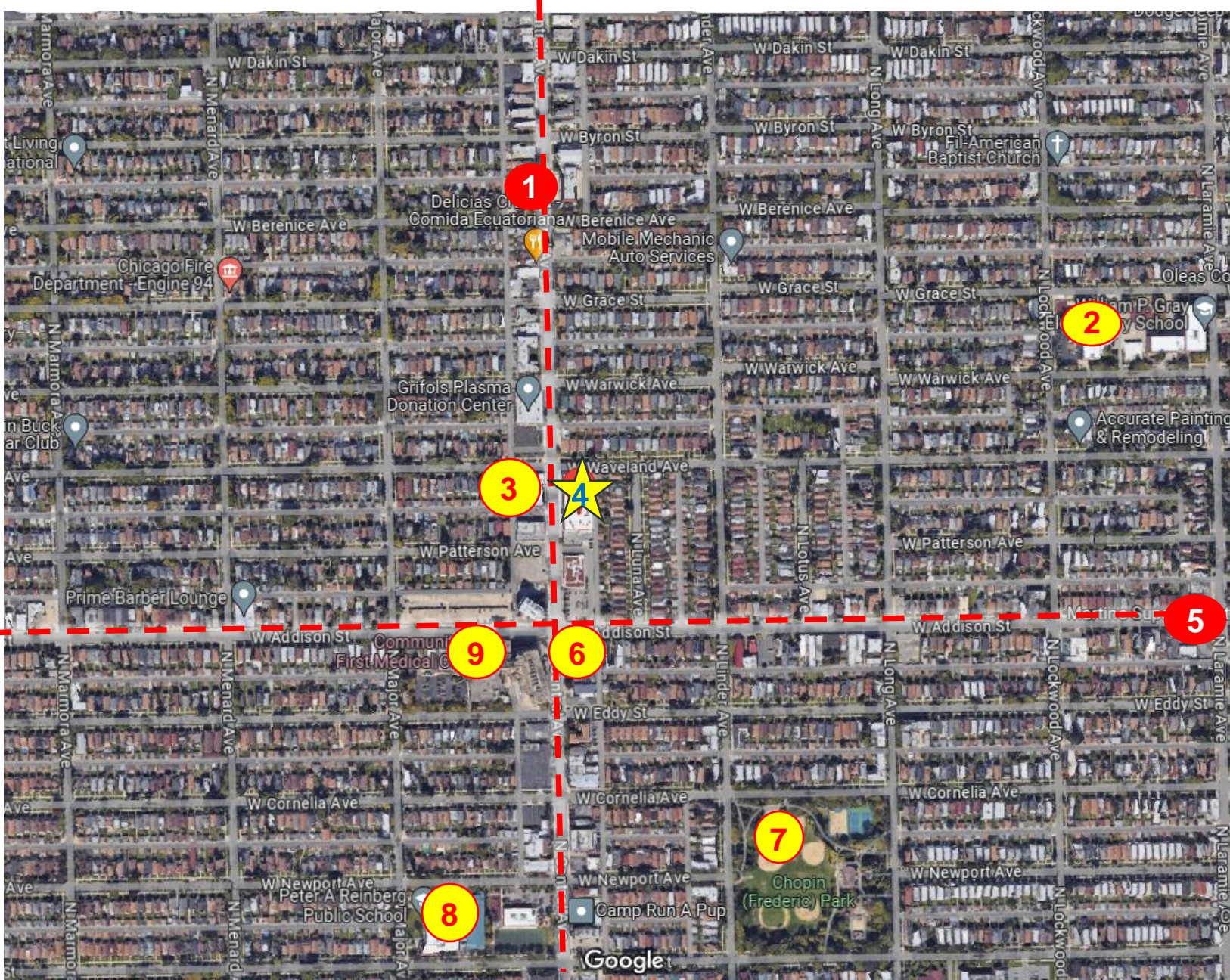
## Addresses:

- PD 1450: 3631-57 N. Central Avenue

## Community Area Information:

- Portage Park Community Area
- Total Population: 63,020
- Total population change since 2000: -2,315
- Demographics: 46.4% White, 42.9% Hispanic, 1.5% Black, 6.3% Asian, 2.9% Other/Multiple Races
- Median Age: 39.2
- 34.4% of residents have a bachelor's degree or higher
- Median Household Income: \$78,052
- 9.9% of residents do not own a vehicle





- 1. Central Avenue bus: #85
- 2. William P. Gray School  
1900' northeast of site
- 3. Grocery: Adrian's Fresh Market  
3640 N. Central Ave
- 4. **SUBJECT PROPERTY**  
3611 N. Central Ave  
Central Avenue & Waveland Avenue
- 5. Addison Street bus: #152
- 6. Grocery: JJ Peppers Food Store  
3555 N. Central Ave
- 7. Frederic Chopin Park  
1200' southeast of property
- 8. Peter A. Reinberg School  
1400' southwest of site
- 9. Community First Medical Center



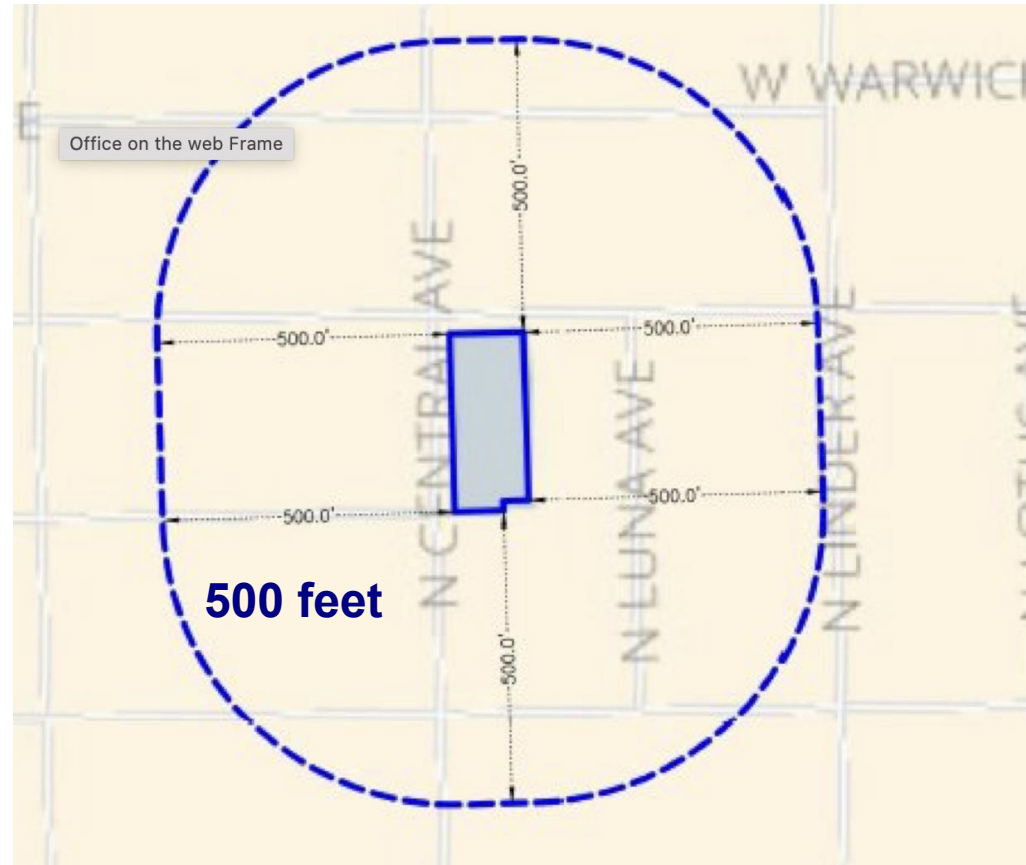


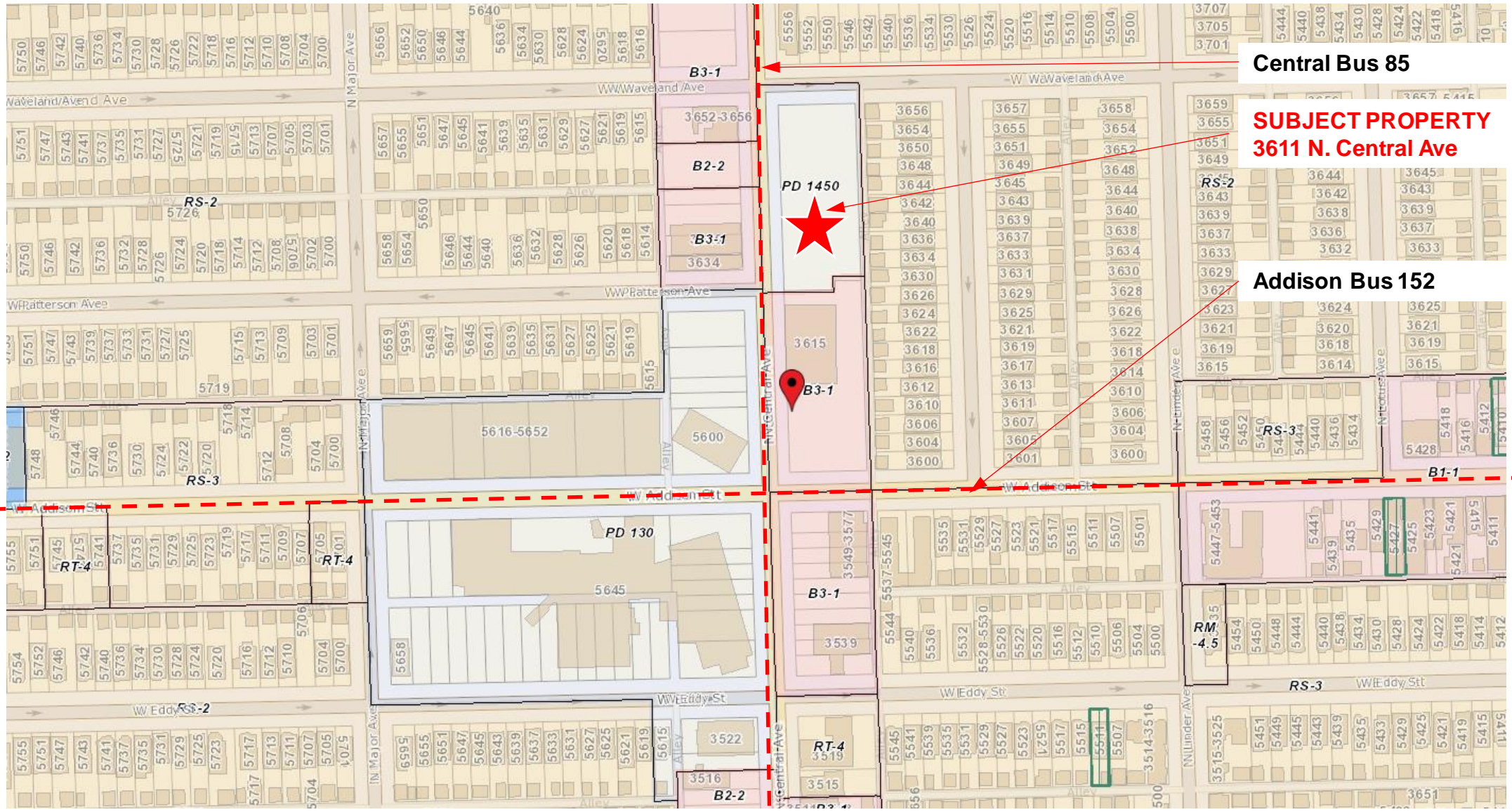
**VICINITY MAP**  
RELATIONSHIP OF THE ABOVE DESCRIBED LANDS  
TO NEAREST SCHOOLS AS REFERENCED FROM  
COOK COUNTY VENER GIS MAP APPLICATION.

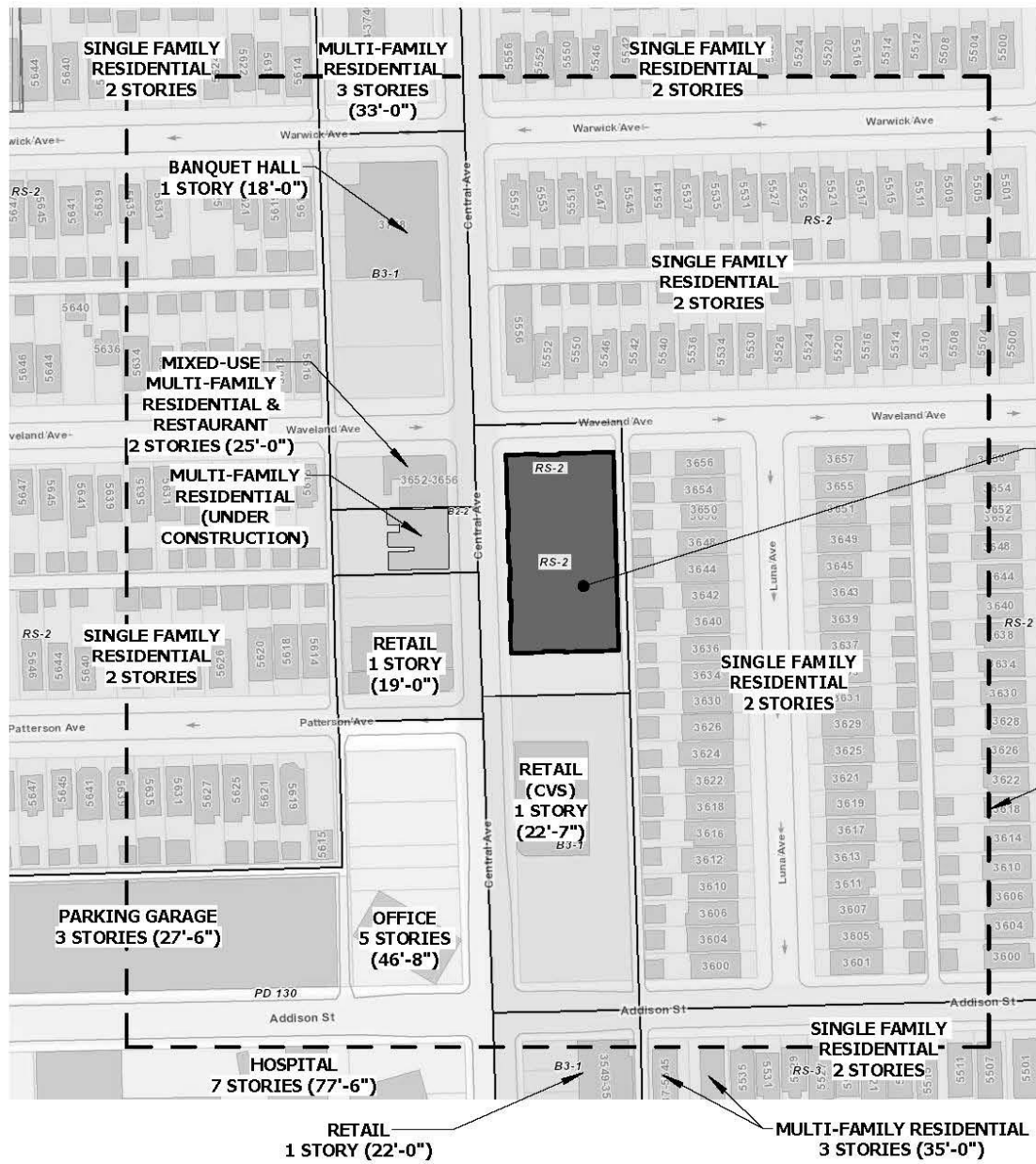
CLIENT: INNOVATIVE MARKETS, INC.  
DRAWN BY: SES CHECKED BY: TJA  
SCALE: 1"=20' SEC. 21 T. 40 R. 13 E.  
BASIS OF BEARING: ASSUMED  
F.I.N.: 13-21-124-042  
JOB NO.: 240351 I.D. PLO  
FIELDWORK COMP.: 08/11/22, BK. PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL  
PARTS THEREOF CORRECTED TO 66 F.



STATE OF ILLINOIS ) s.s.  
COUNTY OF McHENRY)  
I hereby state that we have plattd the premises above  
described, and that the plat hereon is a true representation  
of the said description.  
This is not a Boundary Survey  
Dated at Woodstock, McHenry County, Illinois 05/15 A.D. 2024.  
Vanderstappen Land Surveying, Inc.  
Design Firm No. 184-002792  
By: *Terry L. Van Assche*  
Illinois Professional Land Surveyor No. 3055







**LEGEND**

SUBJECT PREMISES

**3631-57 N CENTRAL AVE /  
5547-57 W WAVELAND AVE  
PROPOSED 4 STORY BUILDING**

400' BOUNDARY LINE









**GRADE LEVEL VIEW FROM SOUTHWEST (Central & Waveland Avenues Pedestrian Context)**

- All facade materials are existing and will remain.

# THE 1937 GROUP

## COMPANY PROFILE

- Local Business Owners and Reinvestment
- A Current Operator and Vertically Integrated
- Serve as a Model for Community Engagement



**Ambrose Jackson**  
Chief Executive Officer



**Sonia Antolec**  
Chief Legal Officer



**Alex Al-Sabah**  
Chief Strategy Officer



**Jim Reilly**  
Chief Development Officer



**Education Seminars**



**Community Events**



**Incubator Program**



**Free Healing Services**



**Local Partnerships**

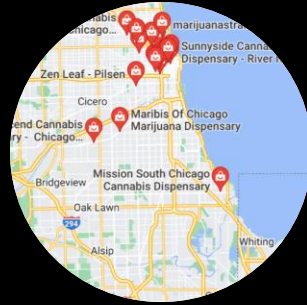


**Charity Support**

# HOW DOES THIS BENEFIT THE COMMUNITY?



**SAFETY AND  
CONVENIENCE**



**COMMUNITY  
PARTNERSHIPS**



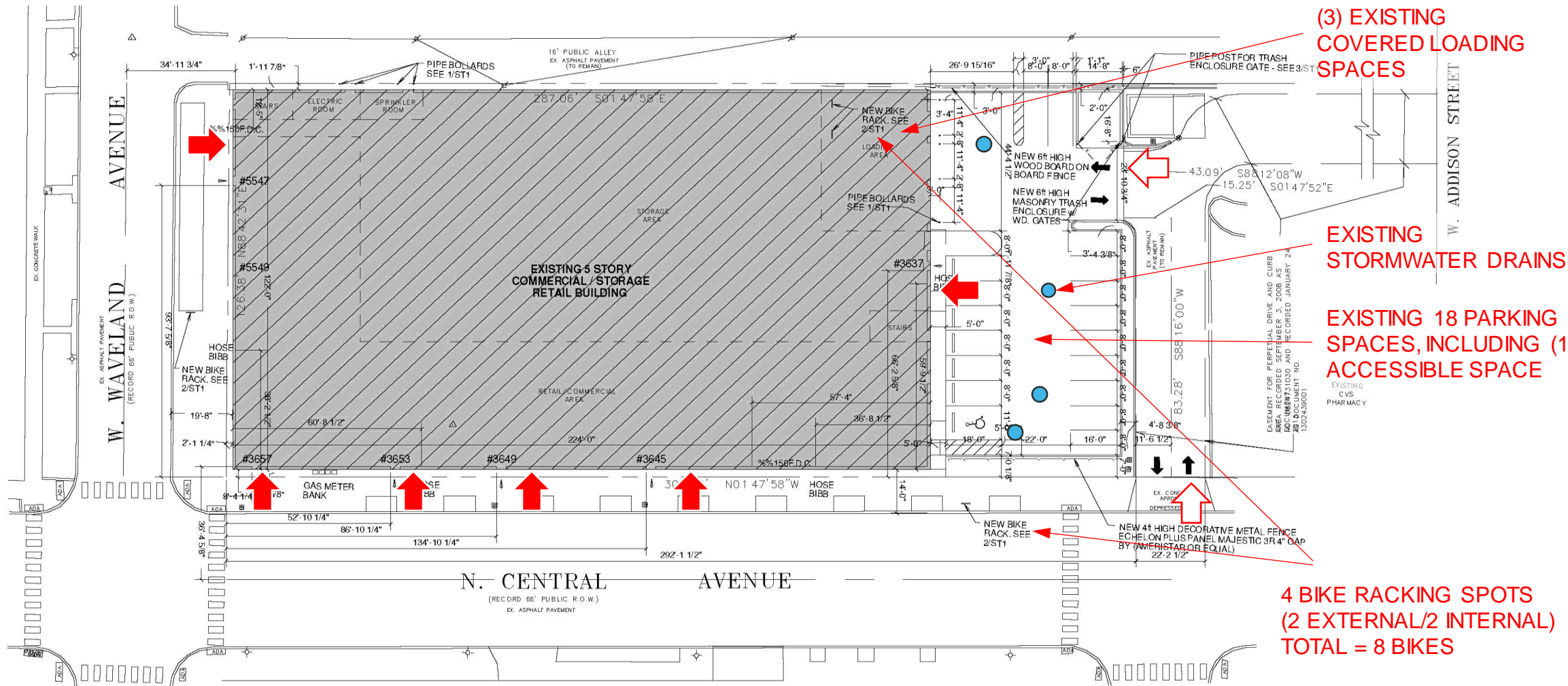
**LOCAL  
HIRING**



**ECONOMIC  
ANCHOR**

# Project Timeline + Community Outreach

- April 17, 2024 PD Amendment Filing
- May Community Meetings
  - May 1 – 30th Ward Advisory Community Zoning
    - Received unanimous support (9:0)
  - May 21st – Community Meeting
    - Based on Community meetings, the project received support As-Is
    - There was no feedback received that warrants any changes to the plans
- Q3 2024 – Construction Starts (Dependent on Building Permit)
- Q4 2024 – Projected Store Opening




(3) EXISTING COVERED LOADING SPACES

EXISTING STORMWATER DRAINS

EXISTING 18 PARKING SPACES, INCLUDING (1) ACCESSIBLE SPACE

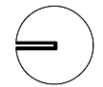
4 BIKE RACKING SPOTS (2 EXTERNAL/2 INTERNAL) TOTAL = 8 BIKES

 Pedestrian Access  
 Vehicle Access

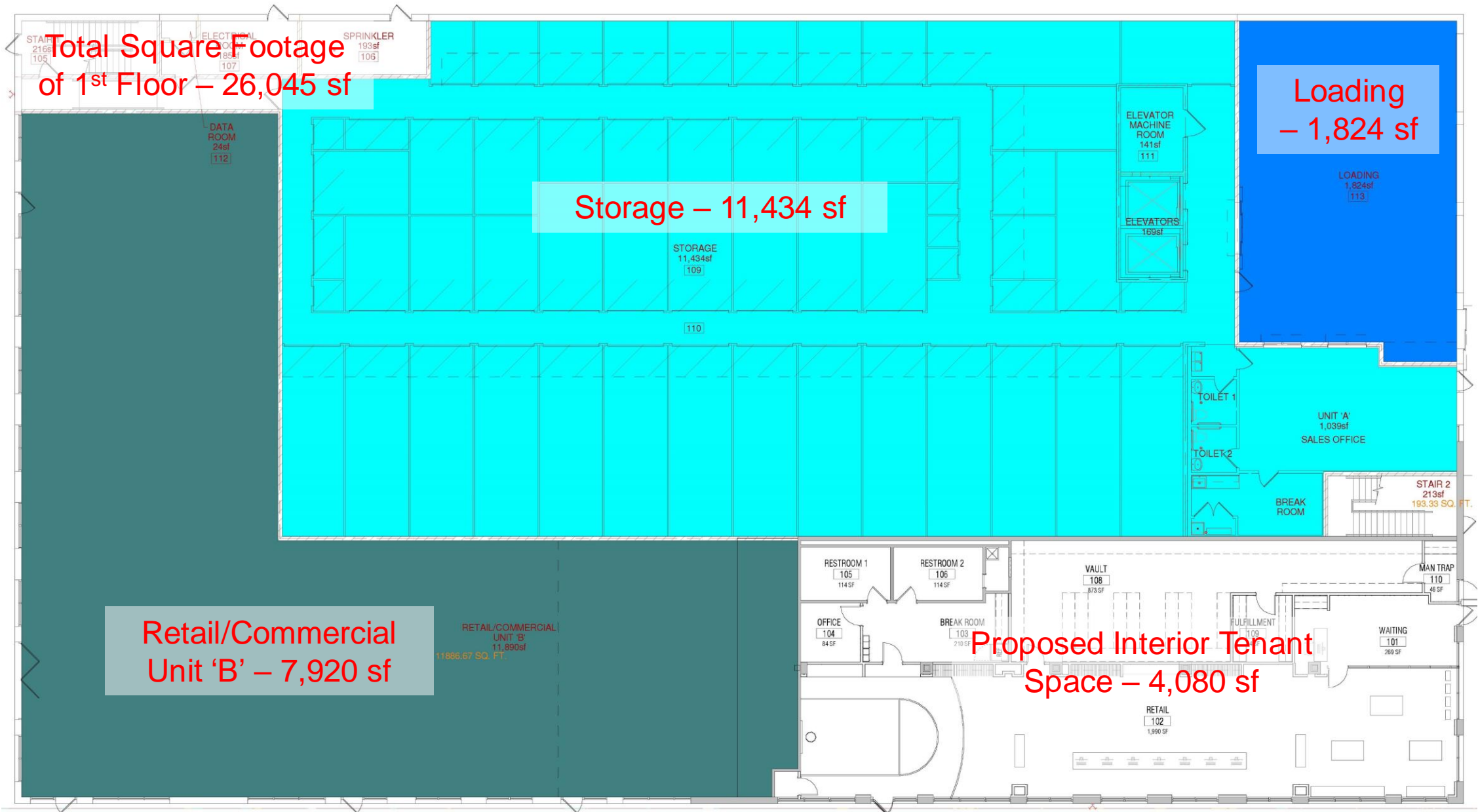
ALL EXISTING PARKING LOT SPACES AND SIDEWALKS ARE TO REMAIN

 Site Plan

W. PATTERSON AVENUE (RECORD 66' PUBLIC R.O.W.)

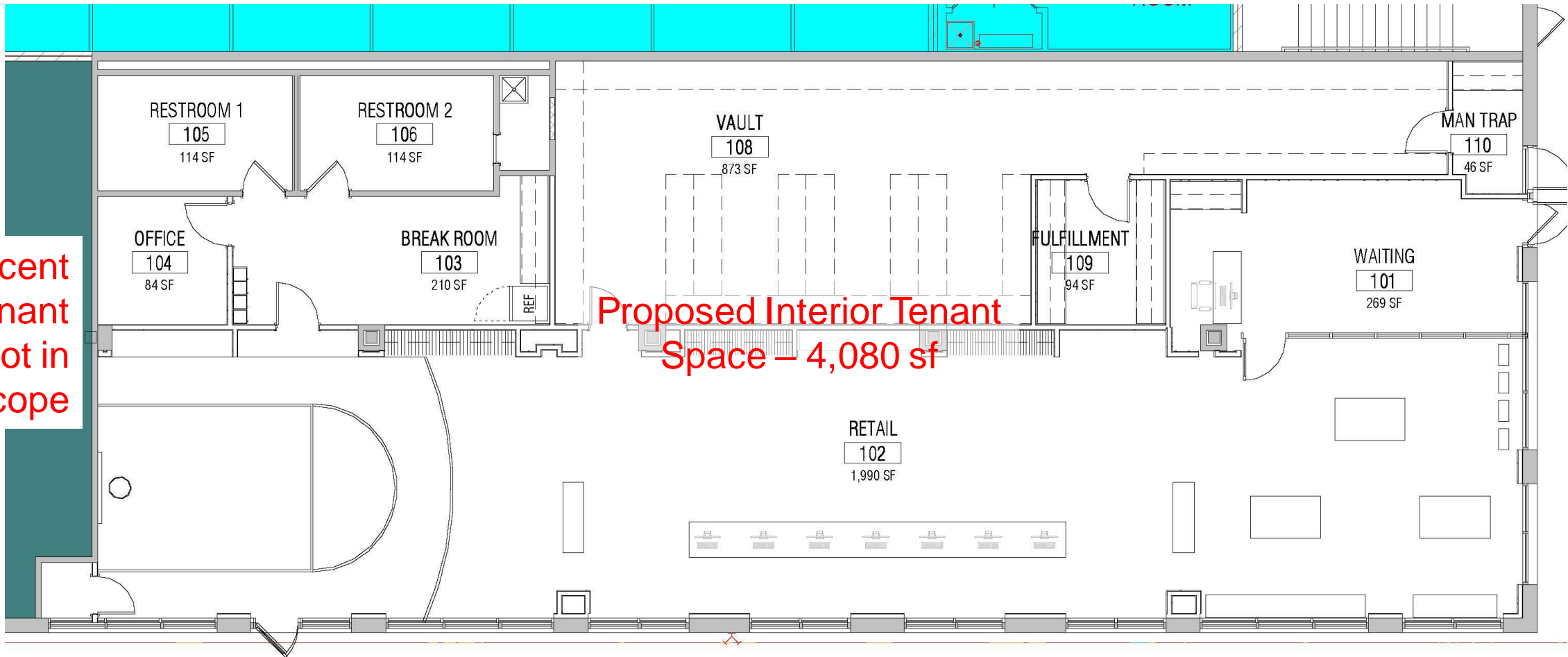


**SITE + GROUND FLOOR PLAN**



Adjacent Tenant – not in scope

Adjacent  
Tenant  
not in  
scope



## **Public Benefits Include:**

- 25-35 construction jobs
- 20-22 high-paying dispensary jobs
- 2-4 security guard jobs
- Commitment to hire locally

## **The development team plans to meet the City's goals for Minority and Women's Enterprises:**

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents (hiring/employment)





# DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the amendment for the following reasons:

- The amendment meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare
- The proposed amendment promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103);
- The proposed amendment is compatible with the character of the surrounding area in terms of uses (17-13-609-B)