



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 141-25-S
Hearing Date: May 16, 2025
Applicant: Rejuven8, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 2262 N. Clark Street
Zoning: B1-3, Neighborhood Shopping District

The applicant is requesting approval to establish a hair salon.

Existing Property Conditions

The subject site consists of an existing two-story, mixed-use building.

Recommendation

The Department of Planning and Development recommends approval of the proposed hair salon, provided: (1) this special use is limited to head and scalp services, and (2) any proposed expansion of services that need a special use, including full body massage, etc., will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 142-25-S
Hearing Date: May 16, 2025
Applicant: 1845 Esthetics, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 6780 N. Northwest Highway, Floor 1/Suite A
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a tattoo (permanent make-up) facility.


Existing Property Conditions

The subject site consists of an existing two-story, mixed-use building.

Recommendation

The Department of Planning and Development recommends approval to establish a cosmetic tattooing (permanent make-up) facility provided: (1) the special use is issued solely to the applicant, 1845 Esthetics, LLC, (2) the special use is limited to cosmetic tattooing (permanent make-up), and (3) any proposed expansion of services to include other types of body art services, such as body piercing, tattooing (general/body), branding and/or scarifications, will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

Very truly yours,


Patrick Murphey

Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 143-25-S
Hearing Date: May 16, 2025
Applicant: Lucy Gonzalez / D'vine Beauty, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 3846 W. 79th Street
Zoning: C1-2, Neighborhood Commercial District

The applicant is requesting approval to establish a nail salon.

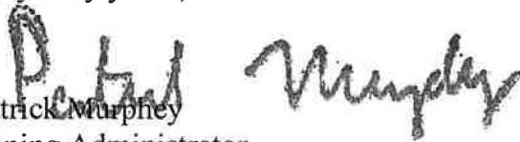
Existing Property Conditions

The subject site consists of an existing one-story commercial building.

Recommendation

The Department of Planning and Development recommends approval of the proposed nail salon.

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 144-25-S
Hearing Date: May 16, 2025
Applicant: Azura Beauty Salon, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 3340 S. Halsted Avenue
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to establish a hair salon.


Existing Property Conditions

The subject site consists of an existing one-story commercial building.

Recommendation

The Department of Planning and Development recommends approval of the proposed hair salon.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 145-25-S
Hearing Date: May 16, 2025
Applicant: Heffernan Builders, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 4913 N. Damen Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish residential below the second floor for a new four-story, four dwelling unit building with on-site parking.


Existing Property Conditions

The subject site consists of a two-and-half-story with basement, three-unit residential building and a detached frame garage.

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor of a new four-story, four dwelling unit building, provided the development is consistent with the design and layout of the plans and drawings, dated May 1, 2025, prepared by MC & Associates, LLC (Michael S. Cox).

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 147-25-S
Hearing Date: May 16, 2025
Applicant: Martin & Eileen Newell

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 3113 N. Kedzie Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish residential use below the second floor to allow the construction of a new two-story single-family residence with a one-car garage.

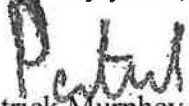
Existing Property Conditions

The subject site consists of a vacant and unimproved lot.

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor to allow the construction of a new two-story single-family residence with a one-car garage, provided the development is consistent with the design and layout of the plans and drawings, dated November 21, 2024, prepared by MC & Associates, LLC (Michael S. Cox).

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 149-25-S
Hearing Date: May 16, 2025
Applicant: MAAFA Redemption Project Inc.

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 4241 W. Washington Boulevard

Zoning: RT-4, Residential Two-Flat, Townhouse and Multi-Unit Districts

The applicant is requesting approval to establish a proposed community center.


Existing Property Conditions

The subject site consists of an existing two-story, religious assembly building.

Recommendation

The Department of Planning and Development recommends approval to establish a community center, serving young men between the ages of 18-25 by providing workforce training, education, character development, and related social services, provided the special use is issued solely to the applicant, MAAFA Redemption Project Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 30, 2025, prepared by Converge Architecture (Architect).

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 151-25-S
Hearing Date: May 16, 2025
Applicant: Natural Clovers Spa, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 345 W. North Avenue
Zoning: B3-5, Community Shopping District

The applicant is requesting approval to establish a massage establishment.


Existing Property Conditions

The subject site consists of an existing eight-story commercial building.

Recommendation

The Department of Planning and Development recommends approval of the proposed massage establishment provided the special use is issued solely to the applicant, Natural Clovers Spa, LLC, and the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not be painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 156-25-S
Hearing Date: May 16, 2025
Applicant: AG Bells II, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 6500 W. North Avenue

Zoning: C3-1, Commercial, Manufacturing and Employment District

The applicant is requesting approval to establish a proposed drive through lane for a restaurant.


Existing Property Conditions

The subject site consists of a vacant and unimproved lot.

Recommendation

The Department of Planning and Development recommends approval of a proposed single lane drive through with a by-pass lane for a proposed fast food restaurant, Taco Bell, provided the special use is issued solely to the applicant, AG Bells II, LLC, and the development is consistent with the design and layout of the plans and drawings, dated May 11, 2025, all prepared by MRV Architects, Inc.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 160-25-S
Hearing Date: May 16, 2025
Applicant: Everclean CW LLC 11

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 2412-2488 S. Archer Avenue
Zoning: PMD-11A, Planned Manufacturing Districts

The applicant is requesting approval to establish a car wash.

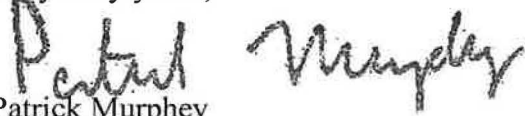
Existing Property Conditions

The subject site consists of an existing one-story commercial building with an existing car wash facility.

Recommendation

The Department of Planning and Development recommends approval of the proposed car wash provided the special use is issued solely to the applicant, Everclean CW LLC 11, and the development is consistent with the design and layout of the Building Elevations and Floor Plan (Sheet Z-1) and Trash Enclosure Details (Sheet Z-0), prepared by Geunho Song, AIA; Existing Conditions Plan (Sheet C2.0), Dimensioned Site Plan Exhibit and Utility Plan prepared by Heager Engineering; and Landscape Plans (Sheets L-100 and L-200), prepared by Urban Landscape Collaborative, all dated April 22, 2025.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 166-25-S
Hearing Date: May 16, 2025
Applicant: OCN Management, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 3340 N. Ashland Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish residential use below the ground floor.


Existing Property Conditions

The subject site consists of an existing one-story commercial building with two (2) parking spaces.

Recommendation

The Department of Planning and Development (“DPD”) recommends approval to establish residential use below the second floor in an existing one story commercial building to allow for two (2) dwelling units with two (2) parking spaces provided: 1) the development is consistent with the design and layout of the plans and drawings, dated November 12, 2024, prepared by Grid Studio, except as amended by the following condition, and 2) prior to issuance of any building permits, the applicant submits updated plans to DPD for review and approval showing a brick masonry trash enclosure with opaque, lockable doors.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 167-25-S
Hearing Date: May 16, 2025
Applicant: Henry's Sober Living House

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 7735 S. Vernon Avenue
Zoning: RS-2, Residential Single-Unit (Detached House) Districts

The applicant is requesting approval to establish a transitional residence.

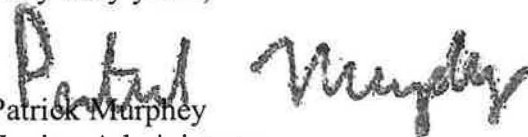
Existing Property Conditions

The subject site consists of an existing three-story residential building with one off-street parking space.

Recommendation

The Department of Planning and Development recommends approval to establish a proposed transitional residence, with up to twenty-eight (28) beds, serving adult males undergoing substance abuse treatment and providing recovery support services, provided: 1) the special use is issued solely to the applicant, Henry's Sober Living House; 2) the development is consistent with the design and layout of the plans and drawings, dated May 9, 2025, prepared by SOMA Design Consultant (Bryan W. Hudson); 3) the facility is exclusively utilized as a transitional residence for adults recovering from substance abuse and addiction; and 4) there are no more than twenty-eight (28) adult male clients residing on site, at any time.

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 173-25-S
Hearing Date: May 16, 2025
Applicant: Lawndale Educational and Regional Network Charter School

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 8255 S. Paulina Street

Zoning: RT-4, Residential Two-Flat, Townhouse and Multi-Unit Districts

The applicant is requesting approval to establish required accessory off-site parking for an existing school at 1700 W. 83rd Street which is located not more than 600' from the use served, in order to allow the construction of a proposed two-story addition to an existing three-story school.

Existing Property Conditions

The subject site consists of an existing surface parking lot with twenty-four (24) parking spaces.

Recommendation

The Department of Planning and Development recommends approval of twenty (20) required off-site accessory parking spaces within a proposed twenty-four (24) space off-street parking lot to serve an existing/expanding school at 1700 W. 83rd Street provided the special use is issued solely to the applicant, Lawndale Educational and Regional Network Charter School, and the development is consistent with the design and layout of the Existing Aerial Plan, Staging Diagram/Site Access Plan, and Architectural Site Plan, prepared by Moody Nolan Architects and the Parking Lot - Landscape Site Plan and Details (sheets: L1.1, L2.0, L 2.1, L2.2) prepared by Terra Engineering Ltd., all dated May 1, 2025.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 174-25-S
Hearing Date: May 16, 2025
Applicant: Lawndale Educational and Regional Network Charter School

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 8255 S. Paulina Street
Zoning: RT-4, Community Shopping District

The applicant is requesting approval to establish a non-accessory parking lot with twenty-four (24) parking spaces.

Existing Property Conditions

The subject site consists of an existing surface parking lot with twenty-four (24) parking spaces.

Recommendation

The Department of Planning and Development recommends approval of four (4) non-accessory (non-required) parking spaces within a proposed twenty-four (24) space off-street parking lot to serve an existing/expanding school at 1700 W. 83rd Street provided the special use is issued solely to the applicant, Lawndale Educational and Regional Network Charter School, and the development is consistent with the design and layout of the Existing Aerial Plan, Staging Diagram/Site Access Plan, and Architectural Site Plan, prepared by Moody Nolan Architects and the Parking Lot - Landscape Site Plan and Details (sheets: L1.1, L2.0, L 2.1, L2.2) prepared by Terra Engineering Ltd., all dated May 1, 2025.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 177-25-S
Hearing Date: May 16, 2025
Applicant: Green & Kinnick, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 6320 N. Broadway Avenue
Zoning: C2-1, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish a cannabis dispensary.

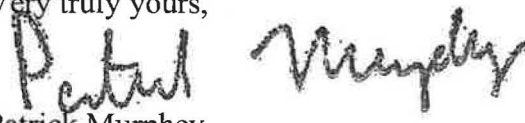
Existing Property Conditions

The subject site consists of an existing two-story, mixed-use building.

Recommendation

The Department of Planning and Development recommends approval of the proposed adult use cannabis dispensary provided: (1) the special use is issued solely to the applicant, Green & Kinnick, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of Existing Elevations; Basement, Ground Floor and 2nd Floor Unit (floor plans); additional ground floor detail plans (Sheets A1, A2, A3), dated April 11, 2025, and Sheet AS1 (site plan) and New Front Elevation – East, dated March 21, 2025, all prepared by ID Architecture; and (4) no residential uses are allowed or established as part of this special use and any proposed use and/or reestablishment of the 2nd floor space, or any portion thereof, as residential use will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 178-25-S
Hearing Date: May 16, 2025
Applicant: 1326 W George, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 1326 W George Street
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish residential use below the second floor to allow the expansion of an existing three-story, four dwelling unit building to be expanded by a proposed three-story addition.

Existing Property Conditions

The subject site consists of an existing three-story residential building with three (3) off-street surface parking spaces and four (4) bike parking spaces.

Recommendation

The Department of Planning and Development (“DPD”) recommends approval to establish residential use below the second floor to allow the expansion of an existing three-story, four dwelling unit building with a proposed three-story addition, provided: 1) the development is consistent with the design and layout of Architectural Sheets CS1.0, CS1.1, CS1.2, D1.0, D1.1, A1.0, A1.1, A2.0, A2.1, and A3.0, dated January 17, 2025, prepared by Axios Architects and Consultants, and Land Survey, 2 sheets, dated January 15, 2021, prepared by Kenneth A. Kennedy (Surveyor), except as amended by the following condition(s); 2) prior to issuance of any building permits, the applicant submits updated plans to DPD and Chicago Department of Transportation (“CDOT”) for review and approval showing: a) a new fence, with man-gate only, extending from the rear stairway, along the west property line to the north property line to prevent the illegal parking of vehicles at the rear of the property; b) the number of on-site parking spaces is reduced from three (3) to two (2) code compliant parking spaces, centered between the existing building and the eastern property line, to improve pedestrian safety and comfort through increased sight lines and appropriate alignment with the driveway; c) the existing on-site pavement west of the new, reduced two stall parking area is removed and replaced with grass; d) a new fence is installed along the front (south) property line on either side of the two stall parking area; and e) the driveway/curb cut on the public right-of-way is reduced to a maximum of 16 ft. wide, aligned with the new, reduced two stall on-site parking area and the portion(s) of the removed/reduced curb cut is/are restored to CDOT standard public right-of-way (“ROW”) sidewalk, curb and gutter; and 3) no parking or temporary staging of vehicles occurs on the driveway/curb cut within the public ROW, at any time.

Very truly yours,


Patrick Murphy, Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 183-25-S
Hearing Date: May 16, 2025
Applicant: Matiman108 Inc.

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 1025-27 W. Argyle Street
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a liquor store.


Existing Property Conditions

The subject site consists of an existing three-story, mixed-use building.

Recommendation

The Department of Planning and Development recommends approval of the proposed liquor store provided the special use is issued solely to the applicant, Matiman108 Inc., and the development is consistent with the design and layout of the plans and drawings, prepared by David ATS Co., dated April 29, 2025 and the Pictures of the exterior of Existing Building, prepared by Schain Banks, all dated April 29, 2025.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 186-25-S
Hearing Date: May 16, 2025
Applicant: 5394 N. Milwaukee, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 5394 N. Milwaukee Avenue
Zoning: C2-3, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish a hookah bar.

Existing Property Conditions

The subject site consists of an existing one-story commercial building.

Recommendation

The Department of Planning and Development recommends approval of the proposed hookah bar provided: 1) the special use is issued solely to the applicant, 5394 N. Milwaukee, LLC; 2) the development is consistent with the design and layout of the Architectural Sheets (A100, A102, A201, A202), and Mechanical Plans (Sheets M101-M102), all dated May 7, 2025, and Sheet A302 (Detail), dated June 14, 2024, all prepared by Lucid Engineering Services Group, LLC.; and 3) prior to issuance of any building permits, the applicant will submit parkway restoration and landscape plans for review and approval by the Chicago Department of Transportation ("CDOT") and the City Forester.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 187-25-S
Hearing Date: May 16, 2025
Applicant: DJ Lipgloss Entertainment, LLC dba On the Ave

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 4903 W. Chicago Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a proposed indoor event venue.


Existing Property Conditions

The subject site consists of an existing two-story, mixed-use building with an existing two-car garage.

Recommendation

The Department of Planning and Development recommends approval of the proposed indoor event venue provided: (1) the special use is issued solely to the applicant, DJ Lipgloss Entertainment, LLC dba On the Ave; (2) the development is consistent with the design and layout of the Site Plan, dated March 20, 2024; Floor Plan, dated April 19, 2024; Building Elevations, dated September 12, 2023, all prepared by 606 Design and Construction, and the Indoor Event Venue Application Information 17-13-0902-B-4 Exhibit (including: Traffic Management Plan, Traffic Study, Loading, Plan of Operations, Security Plan, and Proof of Adequate Off-Street Parking), dated May 9, 2025, prepared by Devonna Appling; (3) there are no more than fifty (50) clients on site, any given time, for any event; and (4) the applicant provides copies of and includes reference to the May 9, 2025 Indoor Event Venue Application Information 17-13-0902-B-4 Exhibit, inclusive of all pages listed above, as part of client contracts.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 189-25-S
Hearing Date: May 16, 2025
Applicant: BP Products North America, Inc.

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 4832-52 W. 47th Street
Zoning: C2-1, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish an electric vehicle charging station with 47 charging spaces.


Existing Property Conditions

The subject site consists of an existing surface parking lot with approximately 100 parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed electric vehicle charging station provided the special use is issued solely to the applicant, BP Products North America, Inc., and the development is consistent with the design and layout of the plans and drawings, dated May 8, 2025, prepared by Core States Energy.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 190-25-S
Hearing Date: May 16, 2025
Applicant: Diplomat Owner, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 440-50 N. Morgan Avenue / 1000-10 W. Hubbard Street
Zoning: B2-3, Neighborhood Mixed-Use District

The applicant is requesting approval to establish a proposed residential use to be located within 660' of an existing use listed in Section 17-3-0307-1 of the Chicago Zoning Ordinance to allow the construction of a new seven-story residential building.

Existing Property Conditions

The subject site consists of an existing vacant and unimproved lot.

Recommendation

The Department of Planning and Development recommends approval to allow a residential use to be located within 660 ft. of an existing use listed in Section 17-3-0307-1 of the Chicago Zoning Ordinance to allow the construction of a new seven-story, multi-unit residential building, provided the development is consistent with the design and layout of the plans and drawings, dated May 9, 2025, prepared by Eckenhoff Saunders (Architect).

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. cont. 058-25-S
Hearing Date: May 16, 2025
Applicant: Next Steps recovery Support & Services, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 7033 S. Yale Avenue

Zoning: RT-4, Residential Two-Flat, Townhouse and Multi-Unit Districts

The applicant is requesting approval to establish a transitional residence to provide sober living and recovery services for up to thirteen (13) male adults.

Existing Property Conditions

The subject site consists of an existing three-story with basement residential building and a two-car garage.

Recommendation

The Department of Planning and Development recommends approval to establish a proposed transitional residence, providing recovery support services from substance abuse and addiction, for up to thirteen (13) adult male residents, provided: 1) the special use is issued solely to the applicant, Next Steps Recovery Support & Services, LLC; 2) the development is consistent with the design and layout of the Floor Plans, dated July 2, 2024, prepared by Structure Design; Plat of Survey, prepared by MM Surveying Co. Inc., dated September 2, 2012, and modified by Richard Rowe, dated February 6, 2025; and the Pictures of the exterior of Existing Building, dated February 6, 2025, prepared by Richard Rowe and Fredrick E. Agustin; 3) the facility is exclusively utilized as a transitional residence for adults recovering from substance abuse and addiction; and 4) there are no more than thirteen (13) adult male clients residing on site, at any time.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. cont. 065-25-S
Hearing Date: May 16, 2025
Applicant: 944 N Damen, LLC

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 944 N. Damen Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a business live / workspace in an existing three-story building with five dwelling units and one commercial unit below the second floor.

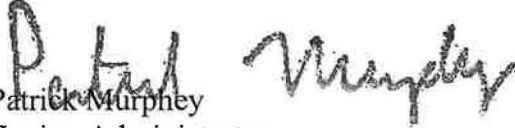
Existing Property Conditions

The subject site consists of an existing three-story, mixed-use building with five dwelling units and one commercial unit.

Recommendation

The Department of Planning and Development recommends approval of the proposed business live / work space within Unit 1F on the ground floor of an existing three-story, five-dwelling unit building, provided the development is consistent with the design and layout of the plans and drawings, dated March 31, 2025, prepared by 606 Design + Construction.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. CONT. 082-25-S
Hearing Date: May 16, 2025
Applicant: Sauce Bros, LLC dba Peanut Park Trattoria

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 1359 W. Taylor Street
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish an outdoor patio on the rooftop.

Existing Property Conditions

The subject site consists of an existing two-story, commercial building with garage.

Recommendation

The Department of Planning and Development recommends approval to establish an outdoor patio for an existing tavern, provided the special use is issued solely to the applicant, Sauce Bros, LLC dba Peanut Park Trattoria, and the development is consistent with the design and layout of the Sheets A-101, A-102, South Exterior Elevation (Existing), South Interior Elevation (Existing), East Exterior Elevation (Existing), East Interior Elevation (Existing), West Exterior Elevation (Existing), West Exterior Walkway (Existing), West Interior Elevation (Existing), North Interior Elevation (Existing), dated April 29, 2025 and Exhibit C-1, Existing 1st Floor Plan (A-101), dated August 20, 2021, all prepared by Anthony Halawith (Architect) and a Plat of Survey prepared by Roy G. Lawiniczak (Surveyor), dated January 22, 2024.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2025

Zoning Board of Appeals
City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. cont. 095-25-S
Hearing Date: May 16, 2025
Applicant: Liberty Mart Inc. dba Bridgeport Shell

Dear Zoning Board of Appeals:

Pursuant to the provisions of Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator is required to submit a written report on each special use application. The following recommendation is submitted to the Zoning Board of Appeals as required by law.

Special Use Application

Location: 215 W. 31st Street
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to modify the existing gas station and expand an existing convenience store, with a second floor office.

Existing Property Conditions

The subject site consists of an existing gas station with a one-story convenience store.

Recommendation

The Department of Planning and Development (“DPD”) recommends approval of the proposed gas station with a new convenience store provided: 1) the special use is issued solely to the applicant, Liberty Mart Inc. dba Bridgeport Shell; 2) the development is consistent with the design and layout of the plans and drawings, dated May 9, 2025, prepared by Jeff+Associates, LLC.; 3) prior to the issuance of any building permits, the applicants submits updated site and landscape plans to DPD for review and approval showing: a) a solid 6-foot high wood fence along the Wells Avenue property line, located behind (east of) the 5-foot ornamental fence, extending from the sidewalk accessway at the southwest corner of the site, north approximately 23’-8”, to align with the northern edge of the adjacent parking stalls and b) a man-gate, aligned with the solid wood fence, at the pedestrian accessway at southwest corner of the site; 4) the proposed man-gate at the southwest corner of the site, per condition 3b, above, should only be open during business hours and otherwise should be closed and locked; 4) the roof decks is used exclusively by the gas station employees; and 5) the applicant should provide adequate trash bins throughout the site, but particularly near any of the on-site parking and/or fueling areas to allow patrons the ability to properly dispose of refuse.

Very truly yours,

Patrick Murphey, Zoning Administrator

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602