



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 106-25-S  
Hearing Date: June 20, 2025  
Applicant: the 4621 Club, Ltd dba Max's Place

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: 4621 N. Clark Street  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish an expansion of an existing special use to allow the establishment of a tavern into an existing accessory building (garage).

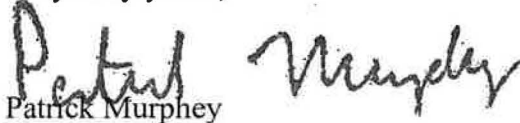
Existing Property Conditions

The subject site consists of an existing two-story commercial building with an outdoor patio and a garage with one auto parking space.

Recommendation

The Department of Planning and Development recommends approval to expand an existing special use to allow the establishment of a tavern in an existing accessory building, provided the special use is issued solely to the applicant, the 4621 Club, Ltd dba Max's Place, and the development is consistent with the design and layout of the plans and drawings dated June 5, 2025, all prepared by Leigh Ann Heusdens.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 187-25-S  
Hearing Date: June 20, 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 (DPD) recommends denial of the proposed indoor event venue. The proposed use is adjacent to predominantly single-family residential neighborhoods to the south and north of this commercial corridor, which includes primarily lower intensity neighborhood commercial uses (retail, service, office, etc.) and religious assembly uses along this 1-2 block stretch of Chicago Avenue. Based on documentation received from the Chicago Police Department, the proposed indoor event venue may have a significant adverse impact on the general welfare of the neighborhood as the operator has a history of holding events at this location, which have resulted in public nuisance complaints related to noise and parking, and general public safety, and continuing to host events even after issuance of citations by Business Affairs and Consumer Protection. The proposed indoor event venue will not be in the public interest as the intensity of the use is not in character with the surrounding area. Further, the proposed use is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, noise and traffic generation, as the police records show a history of public nuisance calls and complaints occurring well after midnight and extending in the early morning hours. Based on the foregoing, it is the Department's recommendation that the proposal to establish an indoor event venue be denied as it is not in the interest of public convenience and may have a significant adverse impact on the general welfare of the neighborhood or community, is not compatible with the character of the surrounding area in terms of operating characteristics, and does not promote pedestrian safety and comfort.

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 192-25-S  
Hearing Date: June 20, 2025  
Applicant: Montrose Hair Designing / Made L. Lopez

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: 5031 W Montrose Avenue  
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a hair salon.

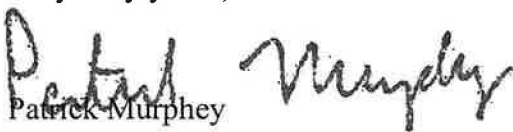
Existing Property Conditions

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

Recommendation

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

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 193-25-S  
Hearing Date: June 20, 2025  
Applicant: Corey A. Sumler/ The Take Down Hair Salon

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: 5040 W. Madison Street  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a hair salon.

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 hair salon.

Very truly yours,

Patrick Murphey  
Zoning Administrator





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 194-25-S  
Hearing Date: June 20, 2025  
Applicant: Miriam Yolanda Benenaula / Miriam Beauty Salon, Ltd.

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: 5411 W. North Avenue  
Zoning: B3-1, Community 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.

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 201-25-S  
Hearing Date: June 20, 2025  
Applicant: Myata, LLC (Asykbaeva Aiperi)

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: 3877 N. Elston Avenue  
Zoning: C1-1, Neighborhood Commercial District

The applicant is requesting approval to establish a proposed hookah bar.

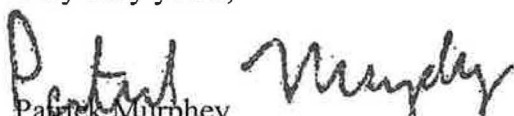
Existing Property Conditions

The subject site consists of an existing one-story commercial building with seventeen (17) auto parking spaces.

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, Myata, LLC (Asykbaeva Aiperi), and 2) the development is consistent with the design and layout of the Site Plan, dated May 30, 2025; the Exterior Elevations, dated March 21, 2025; and the Construction/Floor Plan, dated April 4, 2025; all prepared by Berman Designs.

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 202-25-S  
Hearing Date: June 20, 2025  
Applicant: McDonald's Corporation

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: 6300 W. North Avenue  
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a dual lane drive-through to serve a proposed fast-food restaurant.

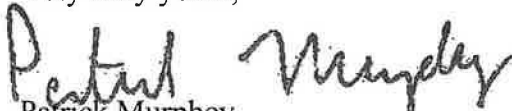
Existing Property Conditions

The subject site consists of an existing one-story commercial building with forty-nine (49) auto parking spaces.

Recommendation

The Department of Planning and Development recommends approval to establish a dual lane drive-through facility for a proposed fast food restaurant, McDonald's, provided the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated June 6, 2025, prepared by Upstream Design Group, and the Proposed Trash Enclosure Plan and Details, Floor Plan and Exterior Elevations, dated June 6, 2025, prepared by Lingle Design Group Inc.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 207-25-S  
Hearing Date: June 20, 2025  
Applicant: Flawless Nails Spa Lakeview, 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: 3244 N. Lincoln Avenue  
Zoning: B2-3, Neighborhood Mixed-Use District

The applicant is requesting approval to establish a nail salon / personal service.

Existing Property Conditions

The subject site consists of an existing four-story, mixed-use 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

June 18, 2025

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

Re: Special Use Application  
No. 208-25-S  
Hearing Date: June 20, 2025  
Applicant: Golden Finger Foot Spa 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: 3145 N. Lincoln Avenue  
Zoning: B1-3, Neighborhood Shopping District

The applicant is requesting approval to establish a body and foot massage establishment.

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the proposed body and foot massage establishment provided the special use is issued solely to the applicant, Golden Finger Foot Spa Inc., 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

June 18, 2025

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

Re: Special Use Application  
No. 209-25-S  
Hearing Date: June 20, 2025  
Applicant: Hardin House, 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: 7139 S. Emerald Avenue  
Zoning: RS-3, 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 a detached two-car garage.

Recommendation

The Department of Planning and Development recommends approval to establish a proposed transitional residence, with ten (10) bedrooms, serving thirteen (13) adult clients recovering from substance use disorders or are justice-involved individuals, provided: 1) the special use is issued solely to the applicant, Hardin House, Inc.; 2) and the development is consistent with the design and layout of the plans and drawings dated June 12, 2025, prepared by Beehyve; 3) the facility is exclusively utilized as a transistional residence for adults recovering from substance abuse or are justice-involved individuals; and 4) there are no more than 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

June 18, 2025

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

Re: Special Use Application  
No. 212-25-S  
Hearing Date: June 20, 2025  
Applicant: Woodlawn 6100, 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: 825 E. 61st Street / 6100-10 S. Drexel Avenue

Zoning: B1-5, Neighborhood Shopping District

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

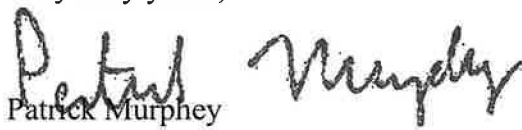
Existing Property Conditions

The subject site consists of an existing five-story, mixed-use building with twenty-nine (29) auto parking spaces.

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor for the conversion of the existing ground floor retail tenant spaces into four new dwelling units to convert the existing five-story, mixed-use building to a residential building with a total of sixty (60) dwelling units and twenty-nine (29) auto parking spaces, provided the development is consistent with the design and layout of the plans and drawings, dated June 5, 2025, prepared by Hanna Architects, Inc.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 217-25-S  
Hearing Date: June 20, 2025  
Applicant: Mane Refinery Enterprises, 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: 4821 W. Irving Park Road  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a hair and nail salon.

Existing Property Conditions

The subject site consists of an existing one-story commercial building with three (3) off-street auto parking spaces at the rear of the lot.

Recommendation

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

Very truly yours,

Patrick Murphey  
Zoning Administrator





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 218-25-S  
Hearing Date: June 20, 2025  
Applicant: Chicago Nail Pro, 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: 7537 N. Western Avenue  
Zoning: B3-3, Community Shopping 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 Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 219-25-S  
Hearing Date: June 20, 2025  
Applicant: This Must Be the Space, 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: 3010 W. 111th Street  
Zoning: B1-1, 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

June 18, 2025

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

Re: Special Use Application  
No. 223-25-S  
Hearing Date: June 20, 2025  
Applicant: 2678 W. Washington, 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: 2670 W. Washington Boulevard  
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to convert an existing two-story building to a community center.

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval to establish a community center, in conjunction with the 2678 W. Washington Boulevard site (REF: ZBA 224-25-S), which provides classes in the arts, tech and media, fitness, and similar programming to the surrounding community, provided the special use is issued solely to the applicant, 2678 W. Washington, LLC, and the development is consistent with the design and layout of the plans and drawings, dated June 12, 2025, prepared by Kahler Slater, Inc.

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 224-25-S  
Hearing Date: June 20, 2025  
Applicant: 2678 W. Washington, 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: 2678 W. Washington Boulevard  
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to convert an existing three-story and two-story building to a community center.

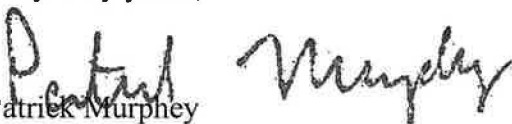
Existing Property Conditions

The subject site consists of an existing two-story residential building.

Recommendation

The Department of Planning and Development recommends approval to establish a community center, in conjunction with the 2670 W. Washington Boulevard site (REF: ZBA 223-25-S), which provides classes in the arts, tech and media, fitness, and similar programming to the surrounding community, provided the special use is issued solely to the applicant, 2678 W. Washington, LLC, and the development is consistent with the design and layout of the plans and drawings, dated June 12, 2025, prepared by Kahler Slater, Inc.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 225-25-S

Hearing Date: June 20, 2025

Applicant: Yecelia Morquecho as managing member of Bad and Boujee Nails, 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: 3814 W. Chicago Avenue

Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a nail salon.

Existing Property Conditions

The subject site consists of an existing two and three-story residential building.

Recommendation

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

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 226-25-S  
Hearing Date: June 20, 2025  
Applicant: Metropolitan Family Services

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: 6410 S. Honore Street  
Zoning: B2-1, Neighborhood Mixed-Use District

The applicant is requesting approval to establish a community center.

Existing Property Conditions

The subject site consists of an existing two story residential building with a basement.

Recommendation

The Department of Planning and Development recommends approval to establish a community center to serve youth between the ages thirteen (13) and twenty-four (24) years old by providing creative, production related programming, including a computer lab, library, production space, and maker lab, provided the special use is issued solely to the applicant, Metropolitan Family Services, and the development is consistent with the design and layout of the Site Plan; Basement, First, & Second Floor Plans; Demo Plans; Roof Plans; and Exterior Elevations, dated June 12, 2025, prepared by Norsman Architects, LTD.

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 231-25-S  
Hearing Date: June 20, 2025

Applicant: NCA Properties, LLC  
Location: 1858 W. Grand Avenue  
Zoning: B3-2, Community Shopping District

The Department of Planning and Development has received notice that this applicant will request a continuance by right, pursuant Rule 6.8.1 of the Zoning Board of Appeals Rules of Procedure. Application materials and recommendation memos will be posted prior to the continued hearing date.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 232-25-S  
Hearing Date: June 20, 2025  
Applicant: West Roscoe Street, LLC dba Lush Wine & Spirits

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: 2232-40 W. Roscoe Street  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish an expansion of 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 expansion of a liquor store provided the special use is issued solely to the applicant, West Roscoe Street, LLC dba Lush Wine & Spirits, and the development is consistent with the design and layout of the plans and drawings, dated June 2, 2025, prepared by O'Kelly Kasprak.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 233-25-S  
Hearing Date: June 20, 2025  
Applicant: None Diagana

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: 1450 W. 95th Street  
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to establish a hair service establishment.

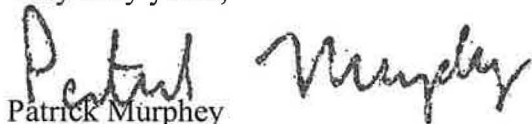
Existing Property Conditions

The subject site consists of an existing one-story commercial building with an existing surface parking lot.

Recommendation

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

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 241-25-S  
Hearing Date: June 20, 2025  
Applicant: D & E Enterprise II Inc. dba Dajza Vu Styling Studio

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: 1641 E. 87th Street  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a hair salon.

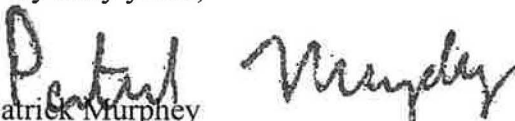
Existing Property Conditions

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

June 18, 2025

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

Re: Special Use Application  
No. 242-25-S  
Hearing Date: June 20, 2025  
Applicant: LSE Enterprises, 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: 10456 S. Halsted Street  
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a proposed one story addition to an existing one-story building containing a barber shop/trade school.

Existing Property Conditions

The subject site consists of an existing one-story commercial building with thirty-five (35) auto parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed expansion of a barber shop/trade school, provided the special use is issued solely to the applicant, LSE Enterprises, Inc., and the development is consistent with the design and layout of the Site Plan (C-1), Landscape Plan (L-1), Floor Plan (A-1), Elevations (A-3), and Existing Elevations (A-9) plans and drawings, dated June 17, 2025, prepared by ElDante C. Winston, Architect.

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 246-25-S  
Hearing Date: June 20, 2025  
Applicant: C & R Holdings Grow, 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: 3300 W. Franklin Boulevard  
Zoning: M2-2, Light Industry District

The applicant is requesting approval to establish a cannabis craft grower facility.

Existing Property Conditions

The subject site consists of a two-story warehouse building with 148 off-street parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed cannabis grower provided: (1) the special use is issued solely to the applicant, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, nor cannabis infuser activities are allowed under this special use permit (*cannabis infuser and processor activities being sought under companion special use applications, ZBA #247-25-S and ZBA #248-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP Design, LLC



## DEPARTMENT OF PLANNING AND DEVELOPMENT

### CITY OF CHICAGO

(D.G. Walsh, Engineer), all dated June 11, 202; Odor Control Plan, dated revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions;– (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans, final written Odor Control plan, and supporting documents, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any new, updated, or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any new, updated or supplemental building permits; (8) applicant advises CDPH prior to installing any equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for craft grower-related area(s) are issued and no portion of the grower-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

Very truly yours,

Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 247-25-S  
Hearing Date: June 20, 2025  
Applicant: C & R Holdings Grow, 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: 3300 W. Franklin Boulevard  
Zoning: M2-2, Light Industry District

The applicant is requesting approval to establish a cannabis infuser facility.

Existing Property Conditions

The subject site consists of a two-story warehouse building with 148 off-street parking spaces.

Recommendation


The Department of Planning and Development recommends approval of the proposed cannabis infuser facility provided: (1) the special use is issued solely to the applicant, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*cannabis processor and craft grower activities being sought under companion special use applications, ZBA #248-25-S and ZBA #246-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP Design, LLC (D.G. Walsh, Engineer), all dated June 11, 2025; Odor Control Plan, dated



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions; (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans, final written Odor Control plan, and supporting documents to address all open issues and questions related to the odor control system design and layout and the types, location, size and number of system components previously installed without Chicago Department of Public Health review or approval, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any updated or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any updated or supplemental building permits; (8) applicant advises CDPH prior to removing and replacing, or relocating any existing equipment and/or installing new equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for infuser-related area(s) are issued and no portion of the infuser-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

Very truly yours,

  
Patrick Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 18, 2025

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

Re: Special Use Application  
No. 248-25-S  
Hearing Date: June 20, 2025  
Applicant: C & R Holdings Grow, 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: 3300 W. Franklin Boulevard  
Zoning: M2-2, Light Industry District  
4903

The applicant is requesting approval to establish a cannabis processor facility.

Existing Property Conditions

The subject site consists of a two-story warehouse building with 148 off-street parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed cannabis processor provided: (1) the special use is issued solely to the applicant, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis infuser activities are allowed under this special use permit (*cannabis infuser and craft grower activities being sought under companion special use applications, ZBA #247-25-S and ZBA #246-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

Design, LLC (D.G. Walsh, Engineer), all dated June 11, 2025; Odor Control Plan, dated revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions; (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans, final written Odor Control plan, and supporting documents to address all open issues and questions related to the odor control system design and layout and the types, location, size and number of system components previously installed without Chicago Department of Public Health review or approval, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any updated or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any updated or supplemental building permits; (8) applicant advises CDPH prior to removing and replacing, or relocating any existing equipment and/or installing new equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for processor-related area(s) are issued and no portion of the processor-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

Very truly yours,

Patrick Murphey,  
Zoning Administrator