



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 13, 2025

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

Re: Special Use Application  
No. 310-25-S  
Hearing Date: August 15, 2025  
Applicant: Daybrk Tattoo Studio, 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: 2423 W. North Avenue  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a body art/tattoo service establishment.

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 body art service (tattoo shop) provided the special use is issued solely to the applicant, Daybrk Tattoo Studio, LLC.

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 13, 2025

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

Re: Special Use Application  
No. 311-25-S  
Hearing Date: August 15, 2025  
Applicant: Akzhol Anarbek Uuulu / ALA-TOO KG, 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: 1702 W. Lawrence Avenue  
Zoning: B3-1.5, 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

August 13, 2025

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

Re: Special Use Application  
No. 312-25-S  
Hearing Date: August 15, 2025  
Applicant: Dee Yasia Nathaly Ortiz Sales

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: 2738 W. North Avenue  
Zoning: B1-1, Neighborhood Shopping District

The applicant is requesting approval to establish a proposed hair salon and barber shop.

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 and barber shop.

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 13, 2025

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

Re: Special Use Application  
No. 313-25-S  
Hearing Date: August 15, 2025  
Applicant: Mayra Rojo / Silvia Aguilar - Love Beauty Hair by M&S

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: 5124 W. Belmont Avenue  
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 two-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  
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August 13, 2025

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City Hall – Room 905  
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Re: Special Use Application  
No. 314-25-S  
Hearing Date: August 15, 2025  
Applicant: PHDS Consulting, LLC dba Professional Hair Doctors

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: 11820 S. Western Avenue  
Zoning: B1-1, Neighborhood Shopping District

The applicant is requesting approval to establish a proposed hair salon.

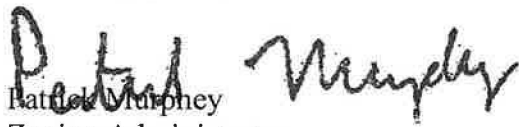
Existing Property Conditions

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 Murphy  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 13, 2025

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

Re: Special Use Application  
No. 315-25-S  
Hearing Date: August 15, 2025  
Applicant: Stas 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: 943 N. Crosby Street  
Zoning: B3-5, Community Shopping District

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

Very truly yours,

Patrick Murphey  
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT  
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August 13, 2025

Zoning Board of Appeals  
City Hall – Room 905  
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Re: Special Use Application  
No. 316-25-S  
Hearing Date: August 15, 2025  
Applicant: Calaveras Barbershop & SMP, 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: 3005 W. Armitage Avenue  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a body art services (micro hair pigmentation).

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval to establish a body art service (micro hair pigmentation) at the ground floor of a three-story, mixed-use building provided: (1) the special use is issued solely to the applicant, Calaveras Barbershop & SMP, LLC; (2) the special use is limited to cosmetic tattooing (micro hair pigmentation); and (3) any expansion of the use to include additional body art services would require approval of a special use.

Very truly yours,

Patrick Murphey  
Zoning Administrator



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August 13, 2025

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

Re: Special Use Application  
No. 317-25-S  
Hearing Date: August 15, 2025  
Applicant: Meraki Room Chicago, 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: 935-939 N. Damen Avenue  
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 four-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

August 13, 2025

Zoning Board of Appeals  
City Hall – Room 905  
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Re: Special Use Application  
No. 318-25-S  
Hearing Date: August 15, 2025  
Applicant: World of Astrology Boutique and More, 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: 650 W. Randolph Street, Second Floor  
Zoning: DX-7, Downtown Mixed-Use District

The applicant is requesting approval to establish a fortune telling service.

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the proposed fortune telling service on the second floor provided the special use is issued solely to the applicant, World of Astrology Boutique and More, 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



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Zoning Board of Appeals  
City Hall – Room 905  
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Re: Special Use Application  
No. 340-25-S  
Hearing Date: August 15, 2025  
Applicant: Vital Health 888, LLC d/b/a Panda 2 Massage Spa

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: 4816 W. Irving Park Road  
Zoning: B3-3, Community Shopping District

The applicant is requesting approval to establish a massage establishment.

Existing Property Conditions

The subject site consists of an existing two-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, Vital Health 888, LLC d/b/a Panda 2 Massage Spa, 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



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City Hall – Room 905  
Chicago, Illinois 60602

Re: Special Use Application  
No. 341-25-S  
Hearing Date: August 15, 2025  
Applicant: Primo Center for Women and Children

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: 7756 S. Morgan Street  
Zoning: B1-3, Neighborhood Shopping District

The applicant is requesting approval to establish a transitional residence (Primo Center) with 124 beds to house women and children with accessory offices within an existing church building.


Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval to establish a proposed transitional residence, with 21 rooms and 124 beds, serving women and children, provided: 1) the special use is issued solely to the applicant, Primo Center for Women and Children; 2) the development is consistent with the design and layout of the plans and drawings dated July 22, 2025, prepared by Deconstruct Architecture; 3) the facility is exclusively utilized as a transitional residence for women and children experiencing poverty by providing housing, counseling and activities for families such as fitness classes, day care (for children living onsite), and healthcare; and 4) there are no more than 44 women with their children, with a total of no more than 124 residents, residing on-site at any time.

Very truly yours,

  
Patrick Murphey  
Zoning Administrator



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August 13, 2025

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

Re: Special Use Application  
No. cont. 209-25-S  
Hearing Date: August 15, 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 up to thirteen (13) male adult clients recovering from substance use disorders or who are justice-involved individuals, provided: 1) the special use is issued solely to the applicant, Hardin House, Inc.; 2) 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 male adults recovering from substance abuse or who 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



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CITY OF CHICAGO

August 13, 2025

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

Re: Special Use Application  
No. cont. 231-25-S  
Hearing Date: August 15, 2025  
Applicant: NCA Properties, 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: 1858 W. Grand Avenue  
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish an indoor event venue.

Existing Property Conditions

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

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, NCA Properties, LLC; (2) the development is consistent with the design and layout of the Site Plan, dated June 6, 2025, prepared by Nicholas Design Collaborative, amended August 6, 2025 by Peter Nicholas; Floor Plans dated July 30, 2025, prepared by Nicholas Design Collaborative, amended August 6, 2025, by Peter Nicholas; Elevation Photos, dated August 6, 2025, prepared by Ximena Castro, zoning attorney for the applicant; and the Plan of Operations, revised August 6, 2025, prepared by Ximena Castro and Rolando Acosta, zoning attorneys for the applicant; and (3) event activities associated with this special use are limited to the designated areas on the first floor, with access to the second floor solely for access to and from the restroom.

Very truly yours,

Patrick Murphey  
Zoning Administrator