



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 446-24-S
Hearing Date: November 15, 2024
Applicant: Noella's Salon and 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: 1018 N. Ashland Avenue
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to establish a hair salon.

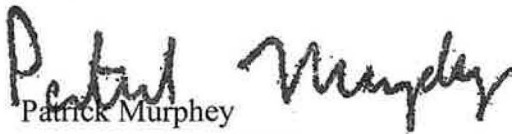
Existing Property Conditions

The subject site consists of an existing 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
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 447-24-S
Hearing Date: November 15, 2024
Applicant: Darryl Bruce dba Life Stylez Barber & Beauty Shop

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: 75 E 43rd Street
Zoning: B3-3, Community Shopping District

The applicant is requesting approval to establish a hair salon (barber shop).

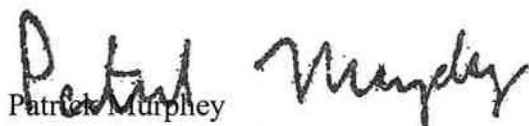
Existing Property Conditions

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 (barber shop).

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 448-24-S
Hearing Date: November 15, 2024
Applicant: Dan Ta dba Wicker Park Nail 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: 2105 W Division Street
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 three-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
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 449-24-S
Hearing Date: November 15, 2024
Applicant: Jennifer Holly Padilla

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: 3137 W. Montrose Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a massage establishment.

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 massage establishment provided the special use is issued solely to the applicant, Jennifer Holly Padilla, 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

November 13, 2024

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

Re: Special Use Application
No. 451-24-S
Hearing Date: November 15, 2024
Applicant: Holy Cobra, 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: 1875 N Milwaukee Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a tattoo services establishment.

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 body art service (tattoo services establishment) provided the special use is issued solely to the applicant, Holy Cobra, LLC.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 452-24-S
Hearing Date: November 15, 2024
Applicant: Grand Amoco Car Wash, 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: 4400 W. North Avenue
Zoning: M2-2, Light Industry District

The applicant is requesting approval to expand an accessory retail convenience store that operates as an accessory to an existing gas station and car wash.

Existing Property Conditions

The subject site consists of a single-story gas station with an accessory convenience store.

Recommendation

The Department of Planning and Development recommends approval of the gas station, with existing accessory car wash, to allow for the expansion of the existing convenience store and associated site improvements, provided the special use is issued solely to the applicant, Grand Amoco Car Wash, Inc., and the development is consistent with the design and layout of the plans and drawings, dated November 15, 2024, Version 2, prepared by Hector Castillo.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 456-24-S
Hearing Date: November 15, 2024
Applicant: Public Building Commission of Chicago (PBC)

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: 4666 N Lincoln Avenue

Zoning: B1-1, Neighborhood Shopping District

The applicant is requesting approval to establish a non-accessory parking lot on a designated retail pedestrian street.

Existing Property Conditions

The subject site consists of a surface parking lot with thirty-seven (37) automobile parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the non-accessory (non-required) parking lot with a total of thirty-eight (38) off-street parking spaces provided the special use is issued solely to the applicant, Public Building Commission of Chicago, and the development is consistent with the design and layout of the Site Plan, dated October 30, 2024, prepared by TYLin and the Landscape Planting Plan, dated October 30, 2024, prepared by Wendy Schulenberg.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 457-24-S
Hearing Date: November 15, 2024
Applicant: Mansueto Belden-Stratford, 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: 2300-12 N Lincoln Park West
Zoning: RM-6.5, Residential Multi-Unit Districts

The applicant is requesting approval to establish a residential support service use restaurant located on the ground floor and portion of basement of an existing sixteen (16) story with basement two-hundred and nine (209) dwelling unit residential building with existing day care and residential support services uses at the basement and ground floor.

Existing Property Conditions

The subject site consists of an existing 16-story, residential building with two-hundred and nine (209) dwelling units, and existing day care and residential support services uses.

Recommendation

The Department of Planning and Development recommends approval to establish a residential support service use restaurant located on portions of the ground floor and basement of an existing two-hundred and nine (209) dwelling unit, sixteen (16) story with basement, residential building with existing day care and residential support services uses at the basement and ground floor, provided the special use is issued solely to the applicant, Mansueto Belden-Stratford, LLC, and the development is consistent with the design and layout of the plans and drawings, dated November 6, 2024, prepared by Design Team LLC.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 458-24-S
Hearing Date: November 15, 2024
Applicant: Mansueto Belden-Stratford, 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: 2300-2312 N Lincoln Park West
Zoning: RM-6.5, Residential Multi-Unit Districts

The applicant is requesting approval to establish a residential support services at grade outdoor patio serving a proposed residential support service use restaurant in an existing sixteen (16) story with basement, two-hundred and nine (209) dwelling unit residential building with an existing daycare and residential support services uses on the ground floor and basement.

Existing Property Conditions

The subject site consists of an existing 16-story, residential building with two-hundred and nine (209) dwelling units, and existing day care and residential support services uses.

Recommendation

The Department of Planning and Development recommends approval of the proposed residential support services outdoor patio at grade level serving a proposed residential support service use restaurant in an existing two-hundred and nine (209) dwelling unit, sixteen (16) story with basement, residential building with an existing daycare and residential support services uses on the ground floor and basement, provided the special use is issued solely to the applicant, Mansueto Belden-Stratford, LLC, and the development is consistent with the design and layout of the plans and drawings, dated November 6, 2024, prepared by Design Team LLC.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 459-24-S
Hearing Date: November 15, 2024
Applicant: JMLL Investments, 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: 6214 W North Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a pawn shop on the ground floor of an existing two-story mixed use building.

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the pawn shop, which will be relocated from 6210 W. North Avenue, provided: (1) the special use is issued solely to the applicant, JMLL Investments, LLC.; (2) the development is consistent with the design and layout of the plans and drawings dated October 31, 2024, prepared by IPSA Architecture and Design; and (3) the existing pawn shop use at 6210 W. North Avenue has completely ceased operations prior to a new business license being issued for this applicant by Business Affairs and Consumer Protection (BACP) and before operation of the new pawn shop begin at the new location at 6214 W. North Avenue.

Very truly yours,

Patrick Murphey, Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 460-24-S
Hearing Date: November 15, 2024
Applicant: Eda Salon & 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: 7118 W Higgins Avenue
Zoning: B3-1, 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.

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

November 13, 2024

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

Re: Special Use Application
No. 466-24-S
Hearing Date: November 15, 2024
Applicant: Barber Rocks, 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: 936 W. Diversey Parkway
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

November 13, 2024

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

Re: Special Use Application
No. 468-24-S
Hearing Date: November 15, 2024
Applicant: Anwer Tamras

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: 1463 W Montrose Avenue
Zoning: C1-3, Neighborhood Commercial District

The applicant is requesting approval to establish residential use below the second floor of a proposed three-story addition, containing three dwelling units, at the rear of an existing three-story mixed-use building that is located within 1,320 feet of a CTA bus line corridor segment.

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 residential use below the second floor to allow for a proposed, new three-story addition, containing three dwelling units, at the rear of an existing three-story mixed-use building, provided the development is consistent with the design and layout of the plans and drawings, dated November 6, 2024, prepared by RIZ Architects, and prior to the issuance of any building permits, the applicant submits a final landscape plan, including all parkway landscaping, as required per Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the City Forester.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 471-24-S
Hearing Date: November 15, 2024
Applicant: In the Clouds Tattoo, 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: 8356 S. Pulaski Road
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a body art services (tattoo parlor with piercing) facility.

Existing Property Conditions

The subject site consists of a one-story commercial building.

Recommendation

The Department of Planning and Development recommends approval of the proposed body art service (tattoo parlor with piercing) facility provided the special use is issued solely to the applicant, In the Clouds Tattoo, Inc.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 472-24-S
Hearing Date: November 15, 2024
Applicant: Yeshivas Kesser Yonah

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: 6345 N Monticello Avenue
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to expand an existing group living (dormitory) facility into the first floor of an existing three-story building, to add twenty (20) dormitory beds, and with a total of twenty-eight (28) bicycle parking spaces and six (6) vehicular parking spaces.

Existing Property Conditions

The subject site consists of an existing three-story, mixed-use building, with 69 existing dormitory beds and ground floor commercial with six surface automobile parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the expansion of an existing group living (dormitory) facility into the first floor of an existing three-story building, to add 20 beds, for a total of 89 dormitory beds, provided the special use is issued solely to the applicant, Yeshivas Kesser Yonah, and the development is consistent with the design and layout of the plans and drawings, dated October 31, 2024, prepared by ML Group.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 478-24-S
Hearing Date: November 15, 2024
Applicant: LA Nails Studio, LLC dba LA Nails 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: 1054 N. Ashland Avenue
Zoning: B1-2, Neighborhood Shopping District

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

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 481-24-S
Hearing Date: November 15, 2024
Applicant: KAP-JG, LLC and EKTtwo, 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: 6948-50 S. Stony Island Avenue
Zoning: C1-2, Neighborhood Commercial District

The applicant is requesting approval to establish an adult use cannabis dispensary.

Existing Property Conditions

The subject site consists of an existing one-story, commercial building with a detached garage.

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, KAP-JG, LLC, and EKTtwo, LLC; (2) all on-site customer queuing occurs within the building; and (3) the development is consistent with the design and layout of the plans and drawings, dated November 1, 2024, prepared by Interform Architecture and Design.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 482-24-S
Hearing Date: November 15, 2024
Applicant: Unity Parenting & Counseling, 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: 8907-23 S. Ashland Avenue
Zoning: C2-2, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish a transitional shelter.

Existing Property Conditions

The subject site consists of a two-story motel building with 23 surface automobile parking spaces.

Recommendation

The Department of Planning and Development recommends approval to establish a proposed transitional shelter, with twenty-six (26) single-occupancy rooms, serving young adults aged 18-24, with six (6) automobile parking spaces, provided: 1) the special use is issued solely to the applicant, Unity Parenting & Counseling, Inc.; 2) the development is consistent with the design and layout of the plans and drawings, dated November 7, 2024, prepared by Beehyyve; 3) the facility is exclusively utilized as transitional shelter; and 4) there are no more than 26 young adult clients, aged 18-24, residing on-site at any time.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 483-24-S
Hearing Date: November 15, 2024
Applicant: Starbucks 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: 6000 W Belmont Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a dual lane drive through facility to serve a new Starbucks.

Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of a proposed drive through with dual lanes, merging into a single lane with a single order board, for a proposed coffee shop, Starbucks, provided the special use is issued solely to the applicant, Starbucks Corporation, and the development is consistent with the design and layout of the Site Plan, Floor Plan and Details, Interior Floor Plans, and Building Elevations and Details, dated November 9, 2024, prepared by JTS Architects; and the Landscape Plan and Landscape Details, dated November 9, 2024, prepared by Design Perspectives Inc.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 13, 2024

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

Re: Special Use Application
No. 277-24-S
Hearing Date: November 15, 2024
Applicant: S & S Mini Mart, 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: 12701-07 S. Halsted Avenue
Zoning: C2-1, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish a proposed gas station with a convenience store.

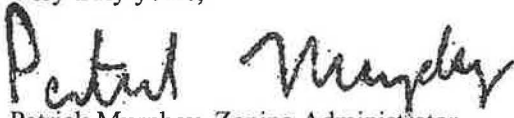
Existing Property Conditions

The subject site consists of a one-story commercial building and parking lot.

Recommendation

The Department of Planning and Development recommends denial of the proposed gas station. The proposed gas station will have an adverse impact on the neighborhood as this proposed regional, vehicle-oriented business is not compatible with the character of the immediate surrounding area, which is predominantly low-density, single-unit residential on either side of the primarily lower-intensity and community-focused retail, personal service, quick serve restaurant, etc., businesses and religious/institutional uses within a half mile of the site, each way, along this stretch of South Halsted Street. In addition, although the proposed hours of operation (6 am to 10 pm) are relatively compatible with other area businesses, which primarily open between 8-10 am and generally close by 6-9 pm, the intensity and vehicle-oriented nature of this business is not compatible with the character of the areas in terms of operating characteristics, such as traffic generation. Further, this proposed business at this location is not in the interest of public convenience as there are several existing gas stations already serving this community area (REF: Exhibit A), including those located in the better-suited, more intensive vehicle-oriented area near the intersection of 127th Street with Interstate 57. Based on the foregoing, it is the Department's recommendation that the proposal to establish a gas station be denied as it is not compatible with the character of the surrounding area in terms of operating characteristics, including traffic generation, is not in the interest of the public convenience, and will have a significant adverse impact on the general welfare of the neighborhood

Very truly yours,

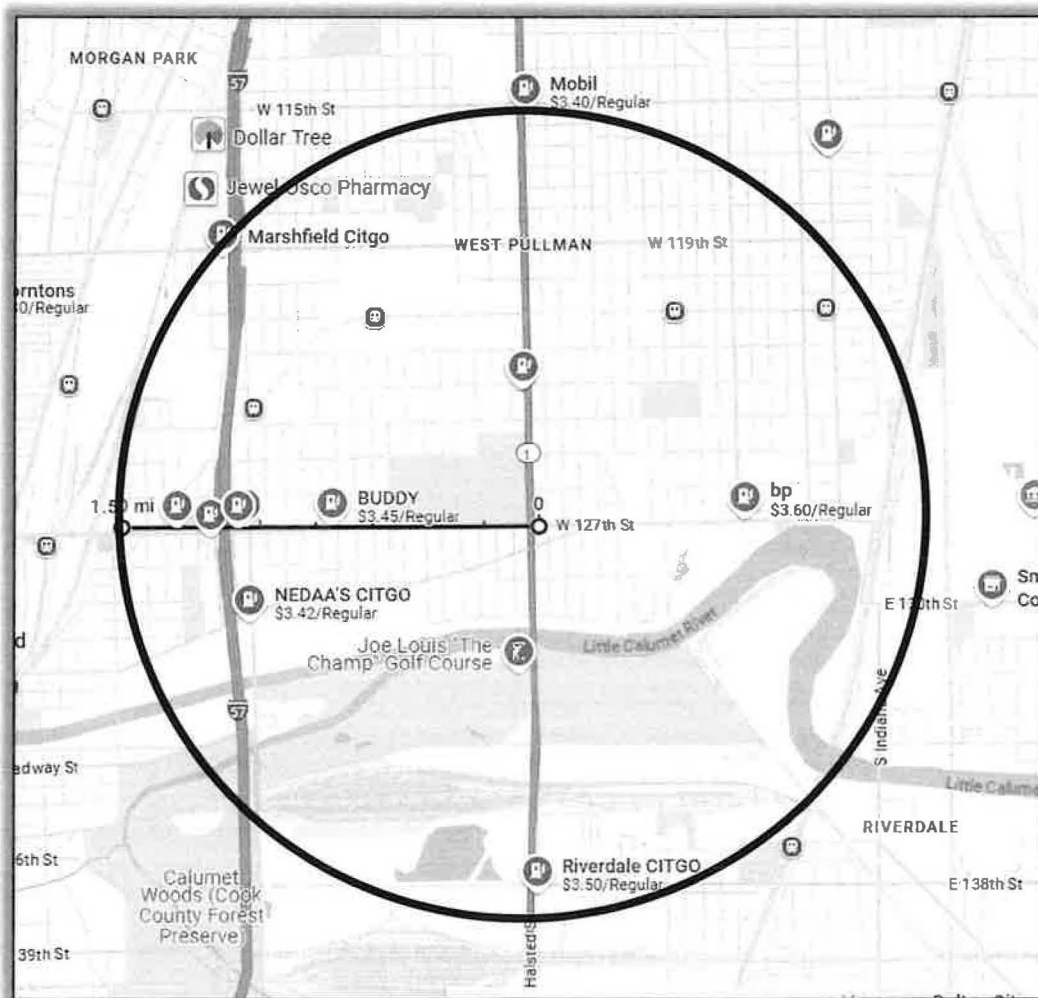

Patrick Murphey, Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

Re: Special Use Application
No. 277-24-S
Hearing Date: November 15, 2024
Applicant: S & S Mini Mart, Inc.

EXHIBIT A. GAS STATIONS NEAR 12701 S HALSTED



Source: Google Maps, November 2024