



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 484-24-S
Hearing Date: December 20, 2024
Applicant: Revolutionary Baber Parlor, Inc. c/o Manuel Rivera

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: 4651 N. Milwaukee Avenue
Zoning: B3-2, Community Shopping District

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

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 hair salon (barber shop).

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 486-24-S
Hearing Date: December 20, 2024
Applicant: Maria G. 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: 5056 S. Archer Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a hair salon.

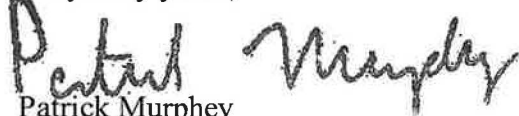
Existing Property Conditions

The subject site consists of a 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

December 18, 2024

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

Re: Special Use Application
No. 488-24-S
Hearing Date: December 20, 2024
Applicant: Luz Maria Chavez

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: 1301 S. Ashland Avenue
Zoning: B3-3, Community Shopping District

The applicant is requesting approval to establish a hair salon.

Existing Property Conditions

The subject site consists of a 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

December 18, 2024

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

Re: Special Use Application
No. 492-24-S
Hearing Date: December 20, 2024
Applicant: Yaya's Beauty Salon, 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: 5215 S. Archer 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 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

December 18, 2024

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

Re: Special Use Application
No. 501-24-S
Hearing Date: December 20, 2024
Applicant: Eva Gordon

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: 66 E. Walton Street
Zoning: DX-7, Downtown Mixed-Use District

The applicant is requesting approval to establish a valuable objects dealer.

Existing Property Conditions

The subject site consists of a three-story mixed-use commercial retail and residential building with a one-story attached storage space.

Recommendation

The Department of Planning and Development recommends approval of the proposed valuable objects dealer provided the special use is issued solely to the applicant, Eva Gordon.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 511-24-S
Hearing Date: December 20, 2024
Applicant: Blackrock MGMT, 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: 3531 S. Indiana Avenue
Zoning: C1-3, Neighborhood Commercial District

The applicant is requesting approval to establish residential use below the second floor within an existing three-story, three dwelling unit, residential building, to convert to a four dwelling unit residential building.

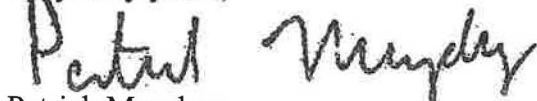
Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor of an existing three-story residential building, increasing from three to four dwelling units, provided the development is consistent with the design and layout of the Site Plan, dated April 8, 2024, prepared by Ridgeland Associates INC., and Architectural sheets A-2 (Existing Plans) and A-3 (Basement Plan), dated May 21, 2024, prepared by Robert N. Friedman Architect.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 513-24-S
Hearing Date: December 20, 2024
Applicant: Lakeshore Cuts, 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: 6046 N. Broadway Avenue
Zoning: B1-2, Neighborhood Shopping District

The applicant is requesting approval to establish a barber shop.

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 hair salon (barber shop).

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 515-24-S
Hearing Date: December 20, 2024
Applicant: Carla Theresa Salon, PLLC

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: 2219 N. Clybourn Avenue
Zoning: B1-3, Neighborhood Shopping District

The applicant is requesting approval to establish a hair salon.

Existing Property Conditions

The subject site consists of a five-story, mixed use commercial and residential 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

December 18, 2024

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

Re: Special Use Application
No. 516-24-S
Hearing Date: December 20, 2024
Applicant: MG Hair + Beauty Salon, LLC

Dear Zoning Board of Appeals:

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

Special Use Application

Location: 3604 W. Lawrence Avenue
Zoning: B1-2, Neighborhood Shopping District

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


Existing Property Conditions

The subject site consists of a three-story mixed-use commercial and residential 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

December 18, 2024

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

Re: Special Use Application
No. 517-24-S
Hearing Date: December 20, 2024
Applicant: Fatou Niang

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: 3450 W Chicago 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 a 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

December 18, 2024

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

Re: Special Use Application
No. 518-24-S
Hearing Date: December 20, 2024
Applicant: Babe's Sports Bar

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: 3007-3017 W. Armitage Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a tavern use with an outdoor patio.

Existing Property Conditions

The subject site consists of a three-story, mixed-use building with existing parking.

Recommendation

The Department of Planning and Development recommends approval to establish a tavern use with an outdoor patio, provided the special use is issued solely to the applicant, Babe's Sports Bar, and the development is consistent with the design and layout of the plans and drawings, all dated December 2, 2024, prepared by Siren Betty Design, with exterior elevation photos, dated December 2, 2024 and prepared by Shain, Banks, Kenny and Schwartz, LTD.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 523-24-S
Hearing Date: December 20, 2024
Applicant: Chicago Greens, 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: 1830-32 N Lamon Avenue
Zoning: M2-2, Light Industry District

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


Existing Property Conditions

The subject site consists of a one-story industrial warehouse building.

Recommendation

The Department of Planning and Development recommends approval of the proposed cannabis craft grow facility provided: (1) the special use is issued solely to the applicant, Chicago Greens, 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 processor nor cannabis infuser activities are allowed under this special use; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; ((5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 524-24-S
Hearing Date: December 20, 2024
Applicant: Chicago Greens, 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: 1830-32 N Lamon Avenue
Zoning: M2-3, Light Industry District

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

Existing Property Conditions

The subject site consists of a one-story industrial warehouse building.

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, Chicago Greens, 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; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 525-24-S
Hearing Date: December 20, 2024
Applicant: Chicago Greens, 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: 1830-32 N Lamon Avenue
Zoning: M2-2, Light Industry District

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


Existing Property Conditions

The subject site consists of a one-story industrial warehouse building.

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, Chicago Greens, 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; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 527-24-S
Hearing Date: December 20, 2024
Applicant: Fifth Third Bank National Association

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: 5231 S. Pulaski Road
Zoning: C2-2, Motor Vehicle-Related Commercial District

The applicant is requesting approval to establish a drive-through facility with two drive-through lanes and a bypass lane for a proposed bank within an existing one-story commercial building.


Existing Property Conditions

The subject site consists of an existing one-story commercial building with a three-lane drive-through, bypass lane, and thirty-seven (37) parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed drive-through facility with two drive-through lanes and a bypass lane to serve a proposed bank, Fifth Third Bank, provided: (1) the special use is issued solely to the applicant, Fifth Third Bank National Association, (2) the development is consistent with the design and layout of the Zoning Floor Plan and Zoning Building Elevations, dated December 12, 2024, prepared by BHDP, and Site Plan and Landscape Notes, dated December 12, 2024, prepared by The Kleingers Group, except as amended by the following condition(s); and (3) the applicant submits a final final landscape plan, including new shrub hedge along Pulaski Road and Harding Avenue, with proper spacing and species, except within required sight triangles and in accordance with all applicable subsections of Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the Department of Planning and Development, prior to the issuance of any building permits.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 18, 2024

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

Re: Special Use Application
No. 444-24-S
Hearing Date: December 20, 2024
Applicant: ABM Industry Groups, 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: 33 W. Ontario Street
Zoning: DX-12, Downtown Mixed-Use District

The applicant is requesting approval to establish a non-accessory parking garage (365 spaces) located outside the downtown district.

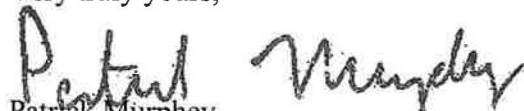
Existing Property Conditions

The subject site consists of an existing sixty (60) story, mixed-use building.

Recommendation

The Department of Planning and Development recommends approval of the non-accessory (non-required) parking garage with 365 off-street parking spaces at 33 W. Ontario Street provided the special use is issued solely to the applicant, ABM Industry Groups, LLC, and the development is consistent with the design and layout of the development. The development is consistent with the design and layout of A2.1 - First Floor Plan and A2.0-Basement Plan, dated September 19, 2003; A2.2-Parking Level P1, A2.3 Parking Level P2, A2.4-Parking Level P3, A2.5-Parking Level P4, A2.6-Parking Level P5, A2.7-Parking Level P6, A2.8-Parking Level P7, A2.9-Parking Level P8, A2.10-Parking Level P9, dated September 4, 2001; and A2.11-Parking Level P10, dated May 20, 2003; all prepared by Solomon Cordwell Buenz & Associates.

Very truly yours,


Patrick Murphey
Zoning Administrator