



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 117-25-S
Hearing Date: April 18, 2025
Applicant: JAJ 53rd 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: 5301 S. Kedzie Avenue
Zoning: B3-1, Community Shopping District

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


Existing Property Conditions

The subject site consists of an existing gas station with a one-story frame commercial building and an accessory shed.

Recommendation

The Department of Planning and Development (DPD) recommends approval of the gas station with convenience store provided: (1) the special use is issued solely to the applicant, JAJ 53rd Inc; (2) the development is consistent with the design and layout of the plans and drawings, dated April 15, 2025, prepared by JAD Architects, LTD, except as amended by the following condition; and (3) the applicant submits a final site plan with a sidewalk, with ADA compliant ramps, as needed, along the front (west side) of the building connecting to the proposed sidewalk along the south side of the property and striped pedestrian accessway extending north of the building, from the on-site sidewalk, to the public sidewalk along 53rd Street, to the Department of Planning and Development, for review and approval prior to issuance of any building permits.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 119-25-S
Hearing Date: April 18, 2025
Applicant: Ashley Forever Braiding & Shop LLC dba Ashley Hair Braiding

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: 2623 W. 79th 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 two-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

April 16, 2025

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

Re: Special Use Application
No. 120-25-S
Hearing Date: April 18, 2025
Applicant: Harlem Spa 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: 3703 N. Harlem Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish a massage establishment.

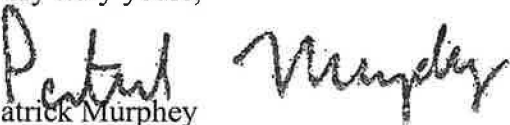
Existing Property Conditions

The subject site consists of an existing one-story commercial strip center with 36 surface parking spaces.

Recommendation

The Department of Planning and Development recommends approval of the proposed massage establishment provided the special use is issued solely to the applicant, Harlem Spa Corporation, 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

April 16, 2025

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

Re: Special Use Application
No. 121-25-S
Hearing Date: April 18, 2025
Applicant: Kenny Mac's 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: 4427 N. Broadway Avenue
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 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

April 16, 2025

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

Re: Special Use Application
No. 122-25-S
Hearing Date: April 18, 2025
Applicant: Chicago Badminton Academy, 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: 2600 W. 35th Street
Zoning: M2-3, Light Industry District

The applicant is requesting approval to establish a sports and recreation, participant, health club (gym, badminton, and pickle ball training facility).

Existing Property Conditions

The subject site consists of an existing four-story industrial warehouse building with 328 surface parking spaces and 15 bike parking spaces.

Recommendation

The Department of Planning and Development (DPD) recommends approval of a sports and recreation, participant use to establish a health club (gym, badminton, and pickle ball training facility) in an existing four-story industrial warehouse building, within Suite 122-A, which is comprised of two tenant spaces, provided the special use is issued solely to the applicant, Chicago Badminton Academy, LLC., and the development is consistent with the design and layout of the Site Plan, dated April 13, 2025, prepared by Cornerstone Architects, Ltd. and amended by Jay Yang; Parking Plan, dated May 14, 2021, prepared by Laszlo Simovic, Architects, LLC; and Floor Plan, dated April 1, 2025, prepared by Jay Yang.

Very truly yours,


Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 123-25-S
Hearing Date: April 18, 2025
Applicant: Door 24 Wine, 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: 2124 N. Damen Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to alter an existing liquor store (packaged goods) on the ground floor of an existing two-story mixed-use building.

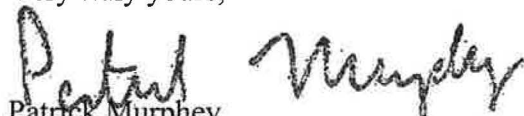
Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the proposed alterations to the liquor store provided the special use is issued solely to the applicant, Door 24 Wine, LLC, and the development is consistent with the design and layout of the plans and drawings, dated April 7, 2025, prepared by Doorthirteen.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 124-25-S
Hearing Date: April 18, 2025
Applicant: Door 24 Wine, 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: 2124 N. Damen Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a tavern in an existing liquor store on the ground floor.

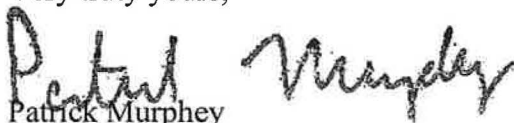
Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the proposed tavern provided: (1) the special use is issued solely to the applicant, Door 24 Wine, LLC; (2) the development is consistent with the design and layout of the plans and drawings, dated April 7, 2025, prepared by Doorthirteen; and (3) the tavern use is solely operated within the ground floor tenant space, basement (storage) and front patio.

Very truly yours,


Patrick Murphey

Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 125-25-S
Hearing Date: April 18, 2025
Applicant: Big Wolf Barbershop, 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: 1960 W. Lawrence Avenue
Zoning: B1-2, Neighborhood Shopping District

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

Very truly yours,

Patrick Murphy
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 126-25-S
Hearing Date: April 18, 2025
Applicant: Santasia Parker

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: 2038 W. 35th Street
Zoning: B3-3, 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

April 16, 2025

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

Re: Special Use Application
No. 132-25-S
Hearing Date: April 18, 2025
Applicant: Validus Capital, 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: 601 W. Diversey Avenue
Zoning: B3-5, Community Shopping District

The applicant is requesting approval to establish to convert an existing five-story hotel with basement to a 40-unit residence with residential use below the second floor and ground floor retail use.


Existing Property Conditions

The subject site consists of an existing five-story hotel with a basement.

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor to allow for the conversion of a five-story hotel to a 40-dwelling unit residential building, with ground retail, provided the development is consistent with the design and layout of the plans and drawings, dated January 24, 2025, prepared by Space Architects + Planners.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. 136-25-S
Hearing Date: April 18, 2025
Applicant: Consuelo Tolson DBA Frank's Barbershop

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: 5239 N. Damen 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

April 16, 2025

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

Re: Special Use Application
No. 139-25-S
Hearing Date: April 18, 2025
Applicant: JBP Food 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: 1150 N. Cicero Avenue
Zoning: C1-1, Neighborhood Commercial District

The applicant is requesting approval to establish an expansion of an existing gas station with an accessory car wash.

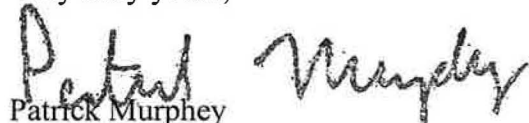
Existing Property Conditions

The subject site consists of an existing gas station with a convenience store and an accessory car wash.

Recommendation

The Department of Planning and Development recommends approval of the gas station with a new convenience store addition to the existing gas station and accessory car wash provided the special use is issued solely to the applicant, JBP Food Mart, Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 5, 2025, prepared by Purohit Architects.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. cont. 046-25-S
Hearing Date: April 18, 2025
Applicant: Uriel Beauty Hair Braiding, 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: 348 E. 71st Street
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 Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. cont. 065-25-S
Hearing Date: April 18, 2025
Applicant: 944 N Damen, LLC

Dear Zoning Board of Appeals:

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

Special Use Application

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

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

Existing Property Conditions

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

Recommendation

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

Very truly yours,

Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2025

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

Re: Special Use Application
No. cont. 514-24-S
Hearing Date: April 18, 2025
Applicant: Revenge Salon Suites Limited

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: 200 E. 75th Street

Zoning: B1-1, Neighborhood Shopping District

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

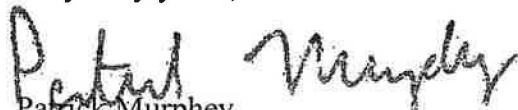
Existing Property Conditions

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

Recommendation

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

Very truly yours,


Patrick Murphey
Zoning Administrator