



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2025

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

Re: Special Use Application
No. 72-25-S
Hearing Date: March 21, 2025
Applicant: Lamint, 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: 2204 W. North Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a nail salon.

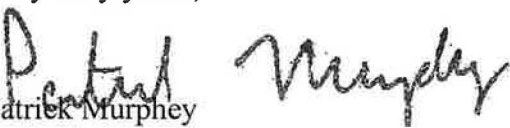
Existing Property Conditions

The subject site consists of an existing 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

March 19, 2025

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

Re: Special Use Application
No. 76-25-S
Hearing Date: March 21, 2025
Applicant: Tressed to Kill, 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: 2036 W. Montrose 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 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

March 19, 2025

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

Re: Special Use Application
No. 77-25-S
Hearing Date: March 21, 2025
Applicant: Parlour Hair and Skin, 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: 3537 W. 111st Street
Zoning: B1-1, Neighborhood Shopping District

The applicant is requesting approval to establish a hair salon.

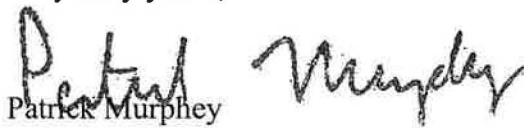
Existing Property Conditions

The subject site consists of an existing two-story, 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

March 19, 2025

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

Re: Special Use Application
No. 78-25-S
Hearing Date: March 21, 2025
Applicant: ME 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: 4703-11 S Damen Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a drive--through facility with a bypass lane.

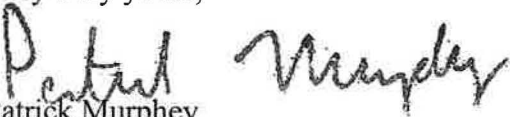
Existing Property Conditions

The subject site consists of an existing one-story, commercial building with thirteen (13) automobile parking spaces.

Recommendation

The Department of Planning and Development recommends approval of a proposed drive through facility, with by-pass lane for a proposed fast food restaurant, Lowcountry Shrimp Shack, within an existing single story building with thirteen (13) automobile parking spaces, provided the special use is issued solely to the applicant, ME Damen, LLC, and the development is consistent with the design and layout of the plans and drawings, dated February 28, 2025, prepared by Vari Architects, LTD.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2025

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

Re: Special Use Application
No. 87-25-S
Hearing Date: March 21, 2025
Applicant: Cloontia, LLC-A

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: 5751 W. Higgins Avenue
Zoning: B3-1, Community Shopping District

The applicant is requesting approval to establish expand residential uses below the second floor to convert the existing six (6) dwelling unit building to a five (5) dwelling unit residential building.

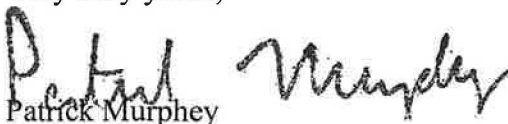
Existing Property Conditions

The subject site consists of an existing two-story, mixed-use building with six (6) dwelling units 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 two-story, mixed-use building to establish a five (5) dwelling unit residential building with a two-car garage, provided the development is consistent with the design and layout of the plans and drawings, dated March 7, 2025, prepared by Spoke Architecture.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2025

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City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 88-25-S
Hearing Date: March 21, 2025
Applicant: 1507 Sedgwick, 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: 1505-07 N. Sedgwick Street
Zoning: C1-3, Neighborhood Commercial District

The applicant is requesting approval to establish an increase in the number of dwelling units located below the second floor to convert a 4-story office and four (4) dwelling unit building to a five (5) dwelling unit residential building.

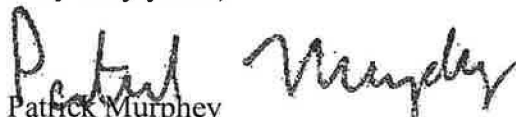
Existing Property Conditions

The subject site consists of an existing four-story, mixed-use building with four (4) dwelling units and ground floor commercial space.

Recommendation

The Department of Planning and Development recommends approval to establish residential use below the second floor to allow an increase in the number of dwelling units located below the second floor to convert a four (4) story, mixed-use building to a five (5) dwelling unit residential building, provided the development is consistent with the design and layout of the plans and drawings, dated February 24, 2025, prepared by Hanna Architects, Inc.

Very truly yours,


Patrick Murphey
Zoning Administrator



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2025

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City Hall – Room 905
Chicago, Illinois 60602

Re: Special Use Application
No. 91-25-S
Hearing Date: March 21, 2025
Applicant: Mem Ken, 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: 2620 W. North Avenue
Zoning: B3-1, Community Shopping District

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

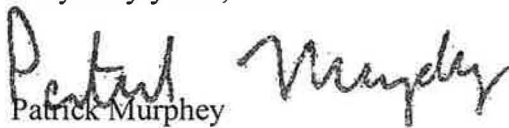
Existing Property Conditions

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

Recommendation

The Department of Planning and Development recommends approval of the proposed massage establishment provided the special use is issued solely to the applicant, Mem Ken, 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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CITY OF CHICAGO

March 19, 2025

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Chicago, Illinois 60602

Re: Special Use Application
No. 92-25-S
Hearing Date: March 21, 2025
Applicant: AP Barber Studio 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: 4408 N. Kedzie Avenue
Zoning: B3-2, Community Shopping District

The applicant is requesting approval to establish a proposed 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 Murphey
Zoning Administrator