TYPE 1 ZONING MAP AMENDMENT
Narrative and Plans
3735-37 West Belmont Avenue
From the B3-3 District to C1-2 District

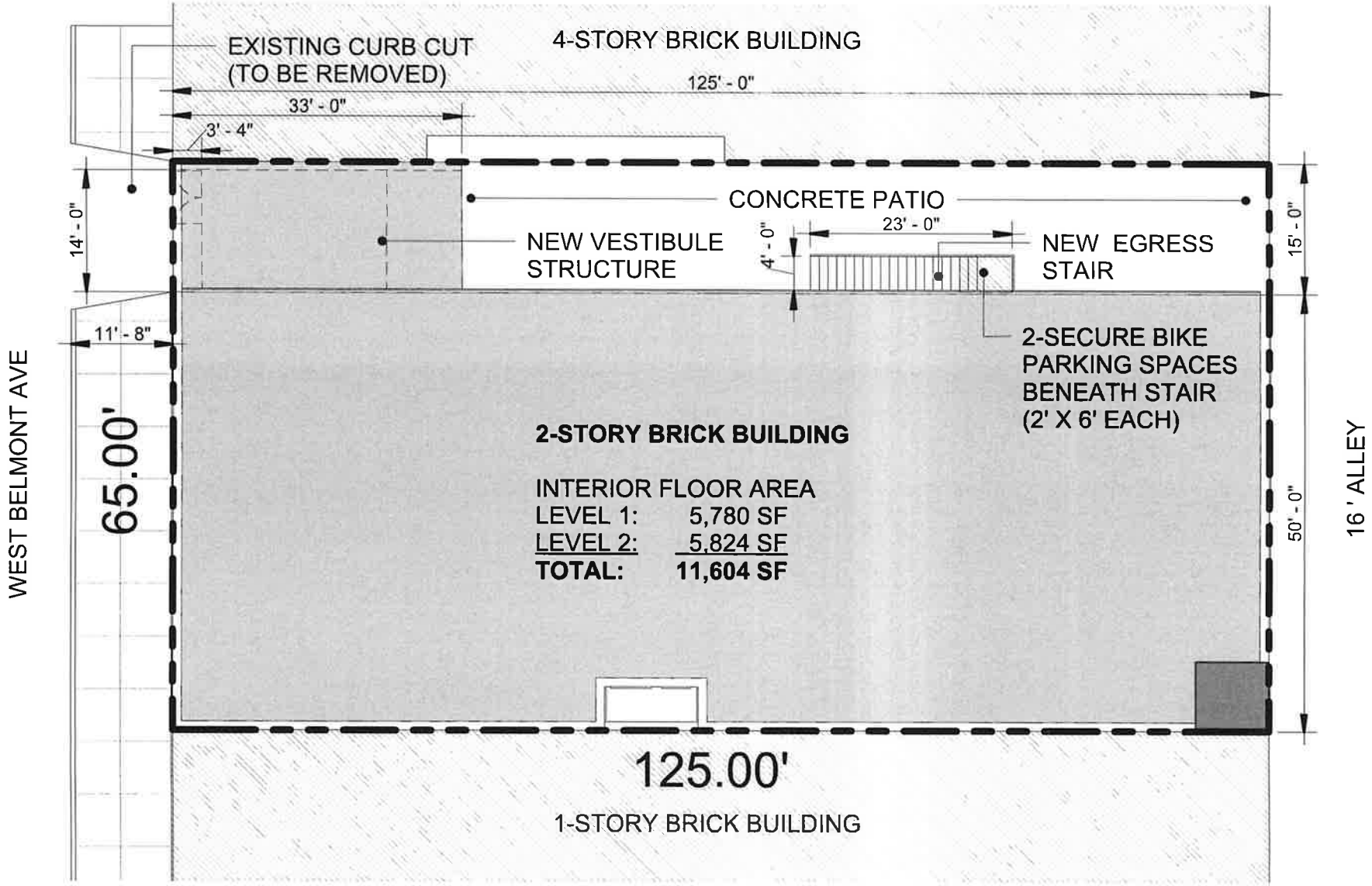
3735 W Belmont LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3735-37 West Belmont Avenue from the B3-3 Community Shopping District to the C1-2 Neighborhood Commercial District to establish a first-floor café, tavern and event space with a public place of amusement license, and a second-floor office space with creative office suites, in the existing two-story commercial building at the subject property, and to construct a single-story vestibule entrance addition.

The subject property is located on the block bounded by West Belmont Avenue on the north, North Ridgeway Avenue on the east, North Milwaukee Avenue on the south, and North Hamlin Avenue on the west. The site consists of approximately 8,125 square feet of site area and is improved with 100-plus year old, two-story brick commercial building that measures approximately 25 feet 6 inches in height and contains approximately 11,604 square feet of commercial space. The existing building occupies the entire site except for an approximately 15-foot-wide driveway and concrete pad along the east property line. The existing building is currently unoccupied. The subject property qualifies as a Transit Served Location ("TSL") because it is located within 2,640 feet of the Belmont CTA Blue Line station entrance and 1,320 feet of the Belmont Avenue CTA bus line corridor roadway segment.

The Applicant proposes to renovate and reactivate the existing building with a facility that will support diverse culinary and creative fields through its proposed café, tavern, event space, and creative office components. The Applicant proposes to construct a single-story, concrete and glass vestibule addition on the east side of the existing building to provide a second entrance to the facility from Belmont Avenue. The proposed addition will measure approximately 13 feet 8 inches in height and containing approximately 273 square feet of interior space.

Floor Area and Floor Area Ratio	
Lot Area:	8,125 square feet
Total Building Area:	11,877 square feet
FAR:	1.47
Number of Residential Units	0 – N/A
Density (Lot Area Per Unit):	0 – N/A
Vehicular Parking:	0 (none required pursuant to TSL reduction)
Bicycle Parking:	2
Loading Spaces:	0 (none required)
Setbacks	
Front (North):	0 feet
Side (East):	0 feet
Side (West):	0 feet
Rear (South):	0 feet
Building Height:	25 feet 6 inches

Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks the following optional relief: (1) an administrative adjustment to allow an entrance width that exceeds 5% of the street-facing façade width of the existing building (with the proposed addition) (Section 17-13-1003-P); and (2) a variation to establish a public place of amusement license within 125 feet of an RS-3 Residential Single-Unit (Detached House) District (Section 17-13-1101-M).



Z1 SITE PLAN

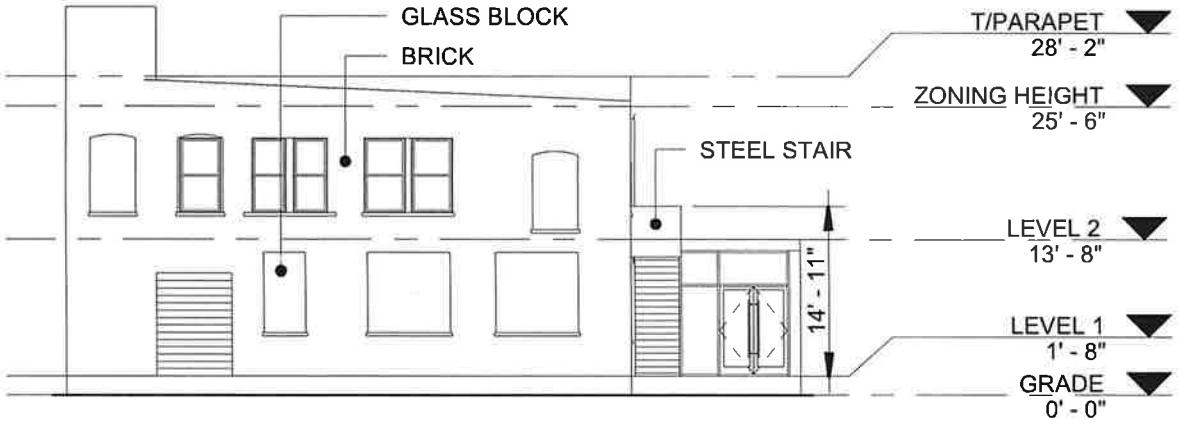
3735 W BELMONT AVE, CHICAGO, IL 60618
25 AUGUST 2025

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NORTH ELEVATION (STREET)
1/16" = 1'-0"



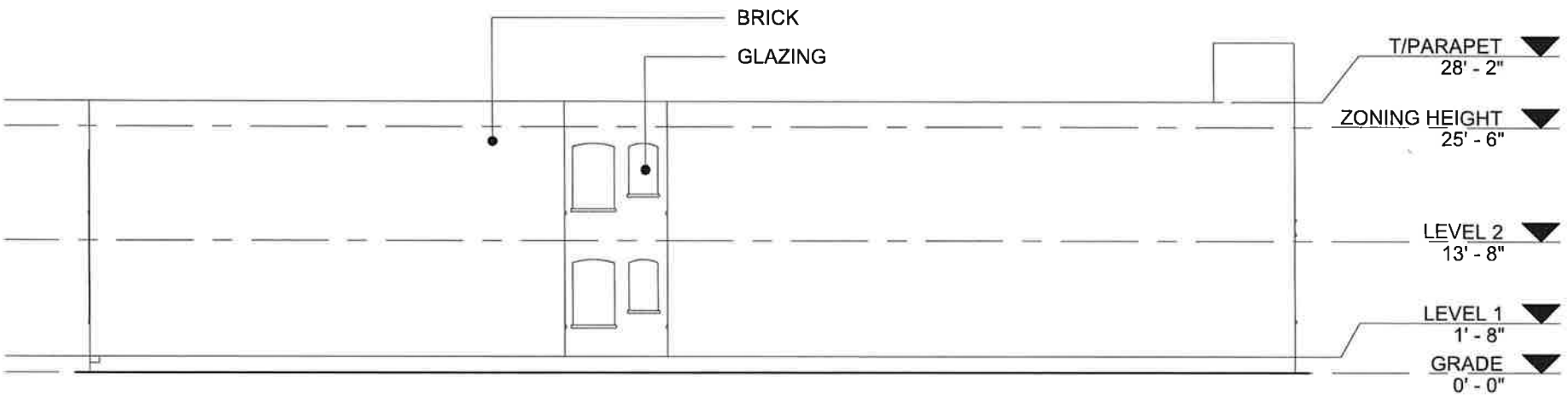
SOUTH ELEVATION (ALLEY)
1/16" = 1'-0"

Z2 ELEVATIONS

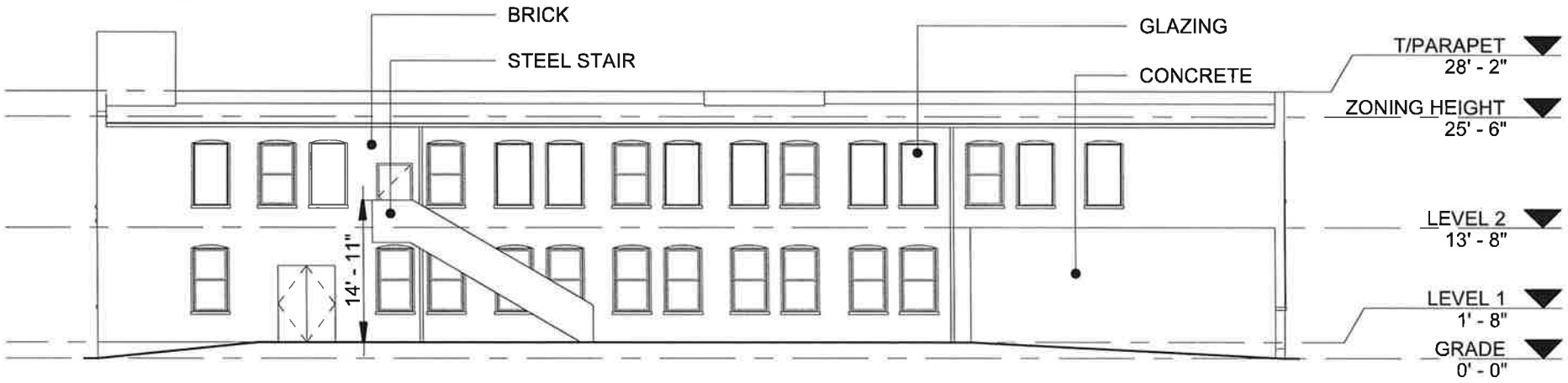
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WEST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"

Z3 ELEVATIONS

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