CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   3735-37 West Belmont Avenue

2. Ward Number that property is located in: 35

3. APPLICANT 3735 W Belmont LLC

   ADDRESS 3735 West Belmont Avenue CITY Chicago

   STATE IL ZIP CODE 60618 PHONE 312-282-6092

   EMAIL peter@blackwoodderrett.com CONTACT PERSON Peter Toalson

4. Is the applicant the owner of the property? YES ☐ NO ☒
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER See attached Schedule of Co-Owners.

   ADDRESS CITY

   STATE ZIP CODE PHONE

   EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Liz Butler / Braeden Lord – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4121 / 312-836-4161 FAX

   EMAIL LButler@taftlaw.com / BLord@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: Peter Toalson, Cody Hudson

7. On what date did the owner acquire legal title to the subject property? April 9, 2015

8. Has the present owner previously rezoned this property? If yes, when? Yes, 2022

9. Present Zoning District: B3-3 Community Shopping District

   Proposed Zoning District: C1-2 Neighborhood Commercial District

10. Lot size in square feet (or dimensions): 8,125 square feet

11. Current Use of the Property: The subject property is improved with a two-story brick commercial building that was most recently used as an animal boarding kennel (first floor) and offices (second floor). The subject property is currently unoccupied.

12. Reason for rezoning the property: To (i) establish a first-floor café, tavern and event space with a public place of amusement license and a second-floor creative office space in the existing two-story commercial building at the subject property; and (ii) construct a single-story vestibule addition to the existing building to provide a second entrance from Belmont Avenue.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC):

    The Applicant requests a rezoning of the subject property from the B3-3 Community Shopping District to the C1-2 Neighborhood Commercial District to: (i) 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 (ii) construct a single-story vestibule entrance addition to the existing building to provide a second entrance from Belmont Avenue. The building (with the proposed addition) will remain approximately 25 feet 6 inches in height and contain a total of approximately 11,877 square feet of commercial space, two (2) on-site bicycle parking spaces, no vehicular parking spaces, and no dwelling units.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** 17-13-1003-P – The Applicant seeks an administrative adjustment to the building location standard of Section 17-3-0504-B.2 to allow a recessed entry width (6 feet 0 inches) which exceeds 5% of the street-facing façade width of the existing building (with proposed addition).

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** 17-13-1101-M – The Applicant seeks a variation to establish a public place of amusement license within 125 feet of an RS-3 Residential Single-Unit (Detached House) District. Seeking all relief as needed, as allowed by the Chicago Zoning Ordinance, for the attached plans.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Peter Toalson, Manager of the Applicant, 3735 W Belmont LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
15th day of September, 2025.

Official Seal
JESUS HERNANDEZ
Notary Public, State of Illinois
Commission No. 898335
My Commission Expires October 18, 2027

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of LTS Real Estate LLC 3735 Belmont, legal titleholder of the property commonly known as 3735-37 West Belmont Avenue, Chicago, Illinois (the "**Property**") hereby authorizes 3735 W Belmont LLC, and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this _25th_day of _September___, 2025.

LTS Real Estate LLC 3735 Belmont

By: _____
Name: _Steven D. Schroeder_____
Its: _Authroized Agent_____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of Terra Real Estate LLC, 3735 W Belmont, legal titleholder of the property commonly known as 3735-37 West Belmont Avenue, Chicago, Illinois (the "**Property**") hereby authorizes 3735 W Belmont LLC, and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 25thday of September_____, 2025.

Terra Real Estate LLC, 3735 W Belmont

By: _____
Name: Steven D. Schroeder_____
Its: _Authorized Agent_____

Application# 1724156 Preview

New Business Location

Account Number: N/A
Legal Name: WMHC (3735 EVENTS) LLC
Business Location Address: 3735-3737 W Belmont Ave, 1, Chicago, IL 60618
Business Assumed/DBA Name: WMHC (3735 EVENTS)

Zoning Details

Business Type/Business Activities/Business Description

Is the physical location of the business in the City of Chicago? Yes
Is the business operated out of your residential home address in the City of Chicago? No

If you determine that customer provided inaccurate answers to the questions above, the application is invalid and must be cancelled. Please press the red "Ca customer to explain why the application was cancelled. You must provide direction to the customer. A new application must be created.

Business Type/Business Activities

Business Type: Theater / Entertainment Venue
Selected Business Activity: Charges a Fee for Entertainment or Amusements or Recreational Activities

Business Type: Tavern, Bar, Pub or Lounge
Selected Business Activity: Tavern - Consumption of Liquor on Premises

Business Description

Business Description:
Tavern with coffee drinks during the day which will also be used as an event space including art exhibitions, book fairs, literary engagements, markets, musical performances.

Business Information

Legal Entity Type: LIMITED LIABILITY COMPANY

If you determine that the customer chose the INCORRECT LEGAL ENTITY TYPE, then this application is invalid and must be cancelled. Application requirements ar press the red "Cancel Application". You must call the customer to explain why the application was cancelled. You must provide direction to the customer. A new app

Legal Name: WMHC (3735 EVENTS), LLC

State of Illinois File Number: 16779148

State of Organization: Illinois

Date of Organization: 09/12/2025

Business Assumed/DBA Name: WMHC (3735 EVENTS)

Square Footage: 5780

Number of Employees at this Location: 8

Establishment Capacity (As it appears on Occupancy Placard(s)): 100

Business Location Address

Document(s) Required for Zoning Review

Preview Required Business License(s)

Public Place of Amusement
Fee: $770.00
Tavern
Fee: $4,400.00

Post-Zoning Details

LLC Information

Hours of Operation

Owners & Members

Business Location Contact

License Questions

Tax Questions

Applicable Business Taxes

Document(s) Required for BACP Review

INTERNAL BACP COMMENTS - CUSTOMER DOES NOT SEE OUR INTERNAL COMMENTS

Copyright © 2018 City of Chicago, CBD - Chicago Business Direct

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden Lord
312.836.4165
BLord@taftlaw.com

October 16, 2025

Bennett Lawson, Acting Chairman
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
3735-3737 West Belmont Avenue, Chicago, Illinois

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 3735 W Belmont LLC, the applicant for a proposal to rezone the subject property located at 3735-3737 West Belmont Avenue from the B3-3 Community Shopping District to the C1-2 Neighborhood Commercial District, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending the written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the names and address of the owner; a statement that the applicant intends to file the application for a change in zoning on approximately October 16, 2025; and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the address of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden Lord

Subscribed and Sworn to before me this
29th day of September, 2025

Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

176650727v1

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden Lord
312.836.4165
BLord@taftlaw.com

October 16, 2025

First Class Mail

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-013-0107, please be informed that on or about October 16, 2025, the undersigned will file an application for a change in zoning from the B3-3 Community Shopping District to the C1-2 Neighborhood Commercial District on behalf of 3735 W Belmont LLC (the "Applicant") for the property located at 3735-37 West Belmont Avenue (the "Property"). A map indicating the location of the Property is printed on the second page of this letter.

The Property is improved with a two-story commercial building that is currently unoccupied. The Applicant requests a rezoning of the Property to: (i) 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 (ii) construct a single-story vestibule entrance addition to the existing building measuring approximately 13 feet 8 inches in height and containing approximately 273 square feet of interior space, to provide a second entrance from Belmont Avenue. The existing building (with the proposed addition) will remain approximately 25 feet 6 inches in height and contain a total of approximately 11,877 square feet of commercial space, two (2) on-site bicycle parking spaces, no vehicular parking spaces, and no dwelling units.

Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (Optional Administrative Adjustment and Variation) and Sections 17-13-1003-P and 17-13-1101-M, the Applicant is also seeking: (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); 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.

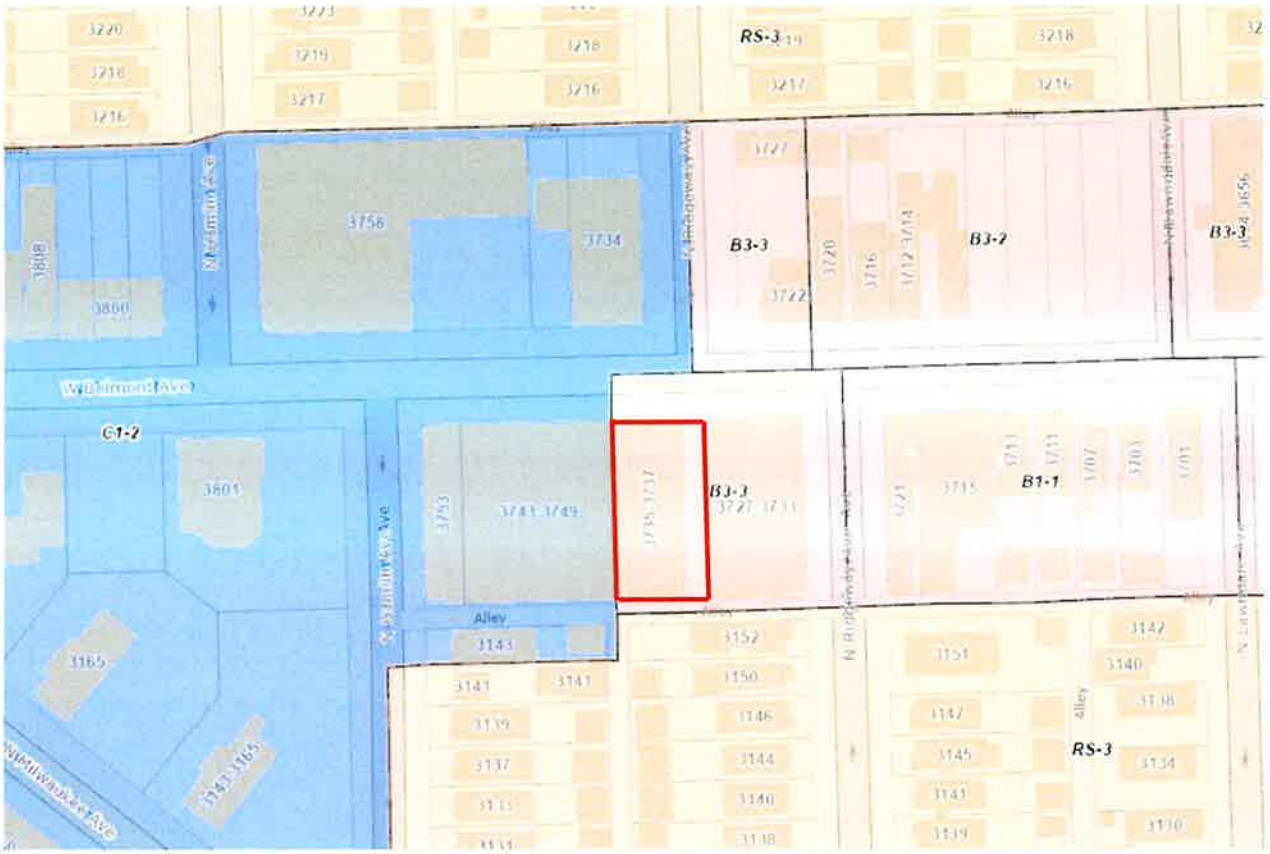
Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the subject Property.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Applicant's business address is 3737 West Belmont Avenue, Chicago, IL 60618. The co-owners of the Property are: (1) LTS Real Estate LLC 3735 Belmont, which has a business address of 45 The Court of Cobblestone, Northbrook, IL 60062; and (2) Terra Real Estate LLC, 3735 W Belmont LLC, which has a business address of 743 Bonnie Brae Place, River Forest, IL 60305. Please feel free to contact me at (312) 836-4165 or blord@taftlaw.com with questions or to obtain additional information.

Sincerely,
Taft Stettinius & Hollister LLP

Braeden E. Lord

Property Location Map



Address: 3735-37 W. Belmont Avenue, Chicago, IL 60618

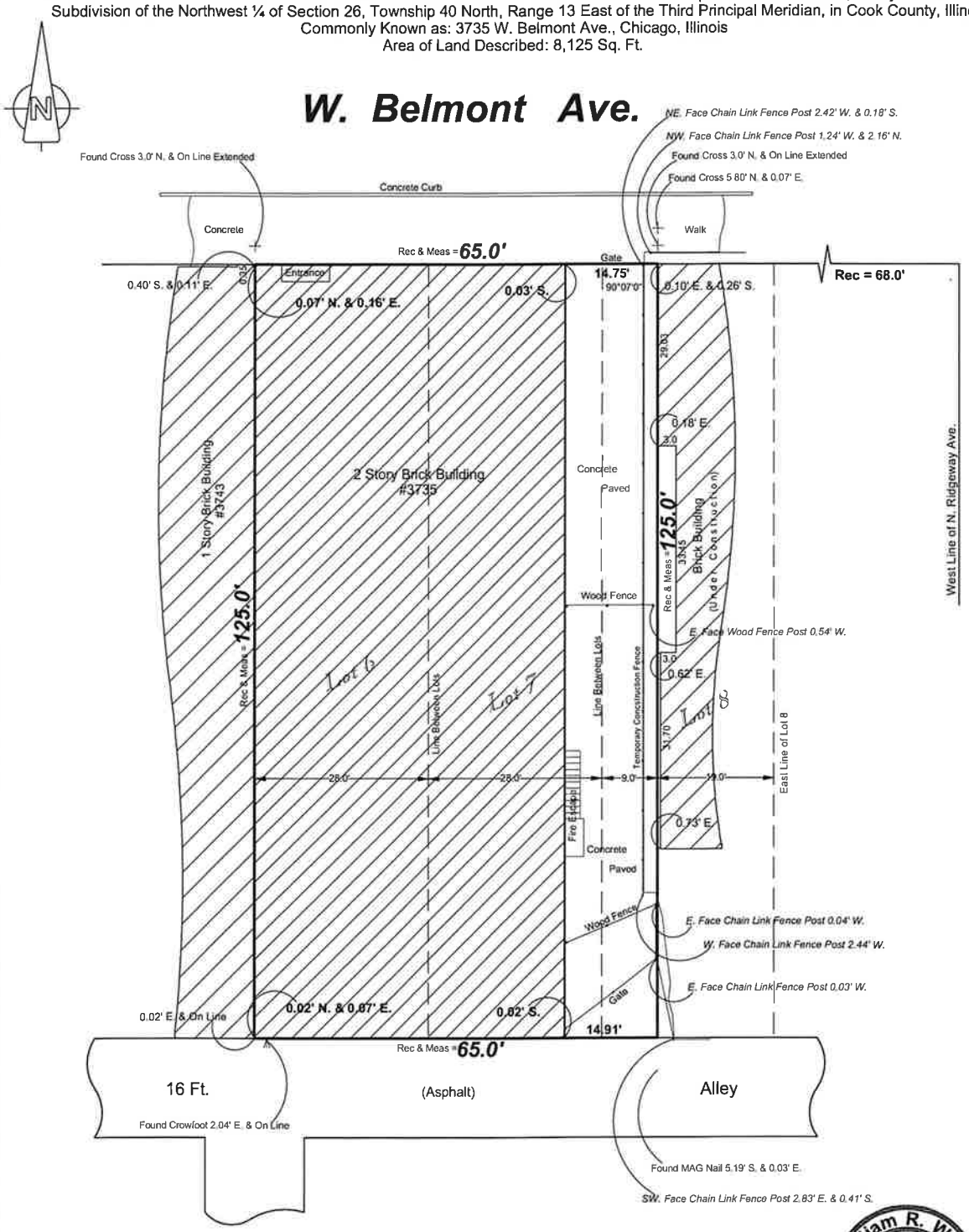
PIN: 13-26-104-003-0000

Plat of Survey

Central Survey LLC, 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

Legal Description

Lots 6 and 7 and the West 9 feet of Lot 8 in Block 2 in Heinemann and Grosse's Subdivision of part of Lot 3 of Davlin, Kelley and Carroll's Subdivision of the Northwest ¼ of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 3735 W. Belmont Ave., Chicago, Illinois
Area of Land Described: 8,125 Sq. Ft.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"
0.07' = 7/8"		

NOTES: *Property corners were NOT staked per customer. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 15 Feet.

Ordered By: Birmingham Development, Inc

Order Number: 3735F

William R. Webb 2190 Professional Land Surveyor State of Illinois Chicago, Illinois

This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
) S.S.
County of Cook)

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Oct. 20, 2022 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 20th day of October 2022 William R. Webb

William R. Webb P.L.S. #2190 (exp.11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)