

#22303-T1  
INTRO DATE  
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
3652-3658 West Wrightwood Avenue, Chicago, IL
  
2. Ward Number that property is located in: 35th Ward
  
3. APPLICANT 3652 Wrightwood Property, LLC  
ADDRESS 3124 W. Carroll Avenue  
CITY Chicago STATE IL ZIP CODE 60612  
PHONE (312) 282-6092 EMAIL pete@landandseadept.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 Same as above  
  
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) 836-4165 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.

See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? December 21, 2015

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District B1-2 Neighborhood Shopping District

Proposed Zoning District C1-1 Neighborhood Commercial District

10. Lot size in square feet (or dimensions) 5,517 sf

11. Current Use of the property: Retail

12. Reason for rezoning the property To establish a proposed hair salon with massage services.

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 B1-2 Neighborhood Shopping District to the C1-1 Neighborhood Commercial District to establish a hair salon with massage services in an existing single-story commercial building measuring approximately 13'8" in height and containing approximately 4,753 square feet of commercial space, no dwelling units, and no parking spaces.

14. 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X \_\_\_\_\_

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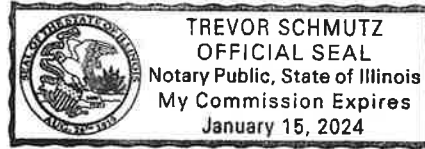
COUNTY OF COOK  
STATE OF ILLINOIS

Peter Toalson, authorized signatory of 3652 Wrightwood Property, 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  
10TH day of OCTOBER, 2023.

  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712  
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED  
PHONE: (847)-675-3000  
FAX: (847)-675-2167  
E-MAIL: pa@professionalsassociated.com  
www.professionalsassociated.com

## PLAT OF SURVEY

OR

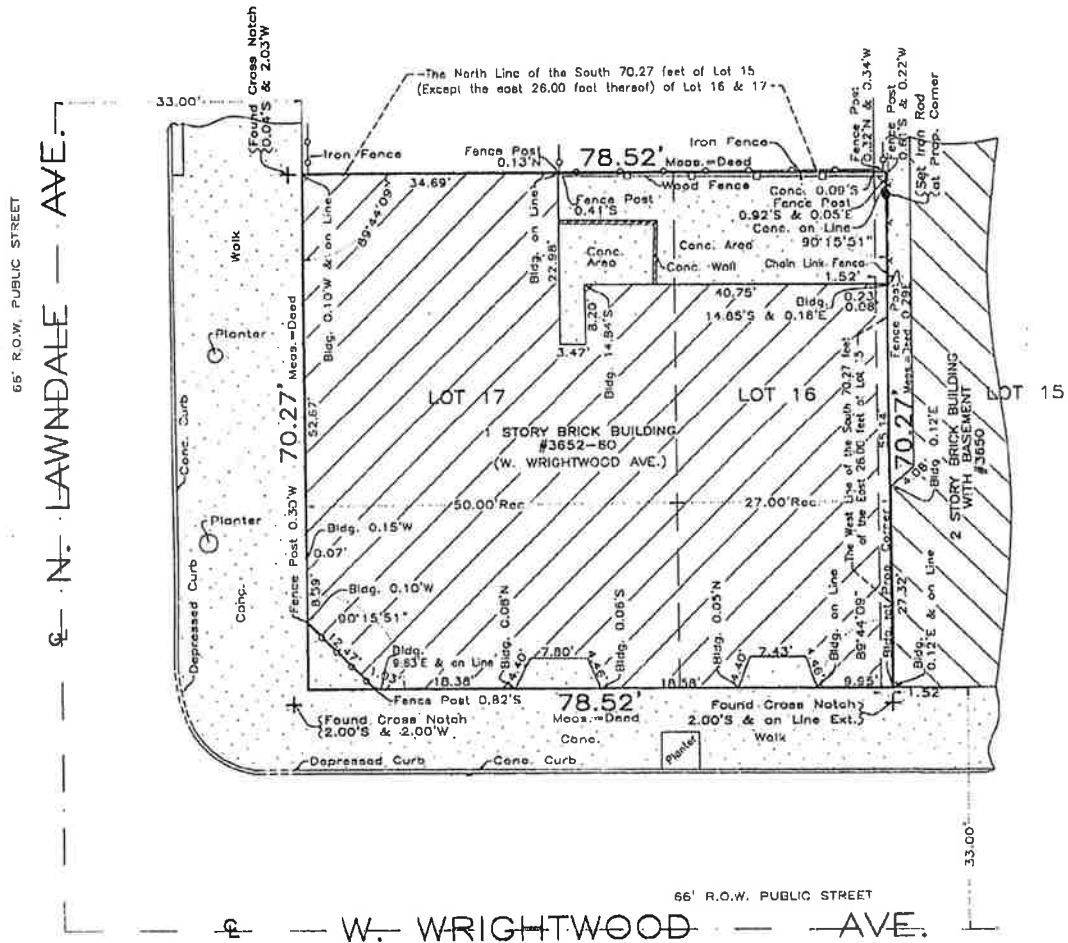
MM SURVEY  
PHONE: (773)-282-5900  
FAX: (773)-282-9424  
E-MAIL: info@MMSurveyingChicago.com  
www.mmsurveyingchicago.com



THE SOUTH 70.27 FEET OF LOT 15 (EXCEPT THE EAST 26.00 FEET THEREOF) AND THE SOUTH 70.27 FEET OF LOTS 16 AND 17 IN S. J. CHRISTENSON SUBDIVISION OF THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 233.00 FEET THEREOF IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 25 ACRES IN THE NORTHEAST CORNER) IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 5,518 SQ.FT. = 0.172 ACRES.

COMMONLY KNOWN AS: 3652 WEST WRIGHTWOOD AVENUE, CHICAGO, ILLINOIS.



NOTE:  
COPY OF CURRENT TITLE INSURANCE POLICY  
WAS NOT PROVIDED TO THE SURVEYOR.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.



Order No. 88-11189  
Scale: 1 inch = 15 feet.  
Date of Field Work: September 20, 2023  
Ordered by: Land and Sea Dept.

State of Illinois  
County of Cook  
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.  
Date: September 28, 2023  
Hylton E. Donaldson  
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024  
DRAWN BY: A.T.

# 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

December 13, 2023

Chairman  
City of Chicago Committee on Zoning  
121 North LaSalle Street, Room 200, Office 9  
Chicago, IL 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance  
3652-58 West Wrightwood Avenue, Chicago, Illinois**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 3652 Wrightwood Property, LLC, the applicant for a proposal to rezone the subject property located at 3652-58 West Wrightwood Avenue from the B1-2 Neighborhood Shopping District to the C1-1 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 December 13, 2023; and a source for additional information on the application.

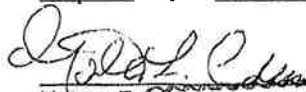
The undersigned certifies that he has made a bona fide effort to determine the address of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of the surrounding property owners within 250 feet of the subject site is 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  
13<sup>th</sup> day of November 2023

  
Notary Public "OFFICIAL SEAL"  
YVETTE L. COLEMAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/29/2027



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

Liz Butler  
312.836.4176  
LButler@taftlaw.com

December 13, 2023

First Class Mail

To Whom it May Concern:

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 December 13, 2023, the undersigned, on behalf of 3652 Wrightwood Property, LLC (the "Applicant") intends to file an application to rezone the property located at 3652-3658 West Wrightwood Avenue, Chicago, IL (the "Property") from the B1-2 Neighborhood Shopping District to the C1-1 Neighborhood Commercial District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently improved with a single-story commercial building. The Applicant requests a rezoning of the Property to establish a hair salon with massage services in the existing building at the Property measuring approximately 13'8" in height and containing approximately 4,753 square feet of commercial space, no dwelling units, and no parking space. No new structures or improvements are proposed.

**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, Illinois 60601. The Applicant is the owner of the subject property and its business address is 3124 West Carroll Avenue, Chicago, Illinois 60612.

Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

**Property Location Map**



**PIN: 13-26-313-028-0000**