

# 22332-T1

INTRO DATE  
JAN. 24, 2024

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
3837-3841 North Clark Street, Chicago, Illinois

2. Ward Number that property is located: 44

3. APPLICANT: Clark Apartments LLC

ADDRESS: 1607 West Waveland Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60613 PHONE: 312-782-1983

EMAIL: s.barnes@gozdel.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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: Sara K. Barnes – Gozdecki, Del Giudice, Americus & Brocato LLP

ADDRESS: One East Wacker Drive – Suite 1700

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-450-8421 FAX: N/A EMAIL: s.barnes@gozdel.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.  
John Mangan and Bob Mangan – Owners-Members
7. On what date did the owner acquire legal title to the subject property?  
2013 (3839-3841 North Clark Street); May 2019 (3837 North Clark Street)
8. Has the present owner previously rezoned this property? If Yes, when?  
No – 3837 North Clark Street; Yes - 3839-3841 North Clark Street (October 2018 – No. 19783-T1)
9. Present Zoning District: B3-2 and B2-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 8,071.3 square feet (irregular)
11. Current Use of the Property: The subject property consists of three (3) contiguous lots of record, which – taken together, comprise a single zoning lot. The southern one-third of the site is improved with an old two-story multi-unit residential building, while the northern two-thirds of the site is improved with a newer-construction five-story multi-unit residential building.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the expansion of the existing five-story nine-unit residential building, at the subject site, the programming for which such improvements calls for the erection of a new four-story lateral addition, which will feature six (6) new dwelling units.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)The Applicant is seeking a Type 1 Zoning Map Amendment, with Administrative Adjustment relief – pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the expansion of the existing five-story nine-unit residential building, at the subject site. The programming for the new improvements calls for the erection of a new four-story lateral addition off the south side of the existing five-story building, which such proposed addition will feature six (6) new dwelling units, for a total of fifteen (15) dwelling units (nine existing units + six new/additional units). The subject property is located within 2,640 feet of the entrance to the Addison CTA Station and the Applicant is proposing to add only six (6) dwelling units, as such – and pursuant to the current Zoning Ordinance [§17-3-0308(4)], the design includes surface parking for three (3) vehicles (attributed to the new improvements), which is in addition to the nine interior parking spaces that currently service the nine existing dwelling units. The new proposed improvements will be masonry in construction, and measure 46 feet-0 inches in height, with the existing five-story (masonry) building measuring 55 feet-4 inches in height.
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:** The Applicant is seeking an *Administrative Adjustment* to reduce the minimum *rear setback* – for floors containing *dwelling units*, from 30 feet to 19 feet, pursuant to Section 17-3-0405-A and Section 17-13-1003-I. The proposed *rear setback* follows the existing *rear setback* of the building that is being expanded, and also matches the predominant *rear yard depths* of the other existing buildings that comprise the subject block.

**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. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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](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

I, ROBERT MANGAN, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

*Robert Mangan*

\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn to before me this

11<sup>th</sup> day of January, 2024.

*Diann Marquis*  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

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

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

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

# PLAT OF SURVEY

of

LOTS 20, 21, 22 AND THE NORTHWESTERLY 5 FEET OF LOT 19 IN SUBDIVISION OF BLOCK 1 OF EDSON'S SUBDIVISION OF THE SOUTH THREE-QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF TOGETHER WITH PART OF LOT 12 OF LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS,

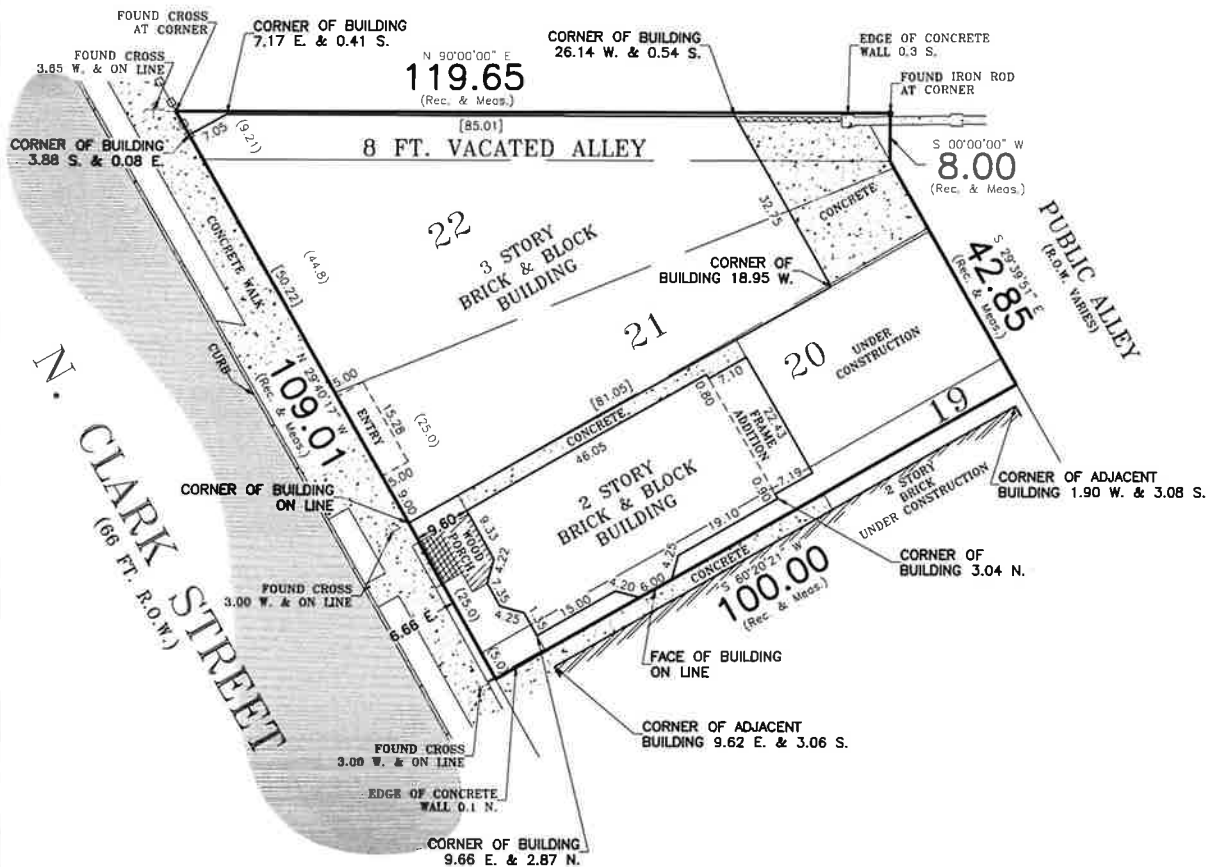
ALSO,

THAT PART OF THE EAST-WEST 8.0 FOOT WIDE PUBLIC ALLEY LYING NORTH AND ADJOINING TO THE MOST NORTHERN LINES OF LOTS 22 AND 21, ALL INCLUSIVE, IN THE SUBDIVISION OF BLOCK 1 OF EDSON'S SUBDIVISION, RECORDED MAY 11, 1903 AS DOCUMENT NUMBER 3388947; LYING EAST OF AND ADJOINING THE EAST RIGHT OF WAY LINE OF NORTH CLARK STREET; AND LYING WEST OF AND ADJOINING A LINE PERPENDICULAR TO SAID NORTHERN LINES OF LOTS 22 AND 21 BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 21 THEN NORTH FOR A DISTANCE OF 8.0 FEET, ALL IN COOK COUNTY, ILLINOIS,

ADDRESS: 3837-41 N. CLARK STREET, CHICAGO, ILLINOIS  
P.I.N. 14-20-104-006, 14-20-104-007 & 14-20-104-008



SCALE: 1"=20'



**GENERAL NOTES:**

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS: WERE NOT SET, PER CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY, NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.



SURVEY ORDERED BY: MANGAN BUILDERS

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
10TH DAY OF AUGUST A.D. 2023

GARY HOLT - LIC.# 035-002980 - EXPIRES ON 11/30/24

Professional Design Registration #184-002795

**Preferred SURVEY, INC**  
10091 W. LINCOLN HWY, FRANKFORT, ILLINOIS 60423  
Phone 708-458-7845 / Fax 708-475-4975  
www.psisurvey.com

Field Work Completed	08/02/23	FLD CREW:	AM2/JS
Land Area Surveyed	8,071.3 Sq. Ft.	CAD:	RM
Drawing Revised			



**Written Notice, Form of Affidavit: Section 17-13-0107**

January 9, 2024

Honorable Chair  
Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending 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-Property Owner, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3837-3841 North Clark Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced on approximately **January 24, 2024**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be serve.

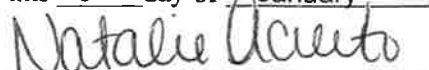
By:



Sara K. Barnes  
*Attorney for Applicant*

Subscribed and sworn to before me

this 9 day of January, 2024.



Notary Public



**PUBLIC NOTICE**

Via USPS First Class Mail

January 24, 2024

Dear Sir or Madam:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **January 24, 2024**, I, the undersigned, intend to file an application for a change in zoning from a *B2-3 Neighborhood Mixed-Use District* and *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Property Owner – *Clark Apartments LLC*, for the property generally located at **3837-3841 North Clark Street, Chicago, Illinois**.

The Applicant is seeking a *Type 1 Zoning Map Amendment*, with *Administrative Adjustment* relief – pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the expansion of the existing five-story nine-unit *residential* building, at the subject site. The programming for the new improvements calls for the erection of a new four-story lateral addition off the south side of the existing five-story building, which such proposed addition will feature six (6) new *dwelling units*, for a total of fifteen (15) *dwelling units* (nine *existing* units + six *new/additional* units). The subject property is located within 2,640 feet of the entrance to the *Addison CTA Station* and the Applicant is proposing to *add* only six (6) *dwelling units*, as such – and pursuant to the current Zoning Ordinance [*§17-3-0308(4)*], the design includes surface parking for three (3) vehicles (attributed to the new improvements), which is in addition to the nine interior parking spaces that currently service the nine existing dwelling units. The new proposed improvements will be masonry in construction, and measure 46 feet-0 inches in height, with the existing five-story (masonry) building measuring 55 feet-4 inches in height.

The Applicant-Property Owner – *Clark Apartments LLC* is located at 1607 West Waveland Avenue, Chicago, Illinois 60613.

The contact person for this application is **Sara K. Barnes - Attorney for Applicant**. My address is One East Wacker Drive – Suite 1700, Chicago, Illinois. My telephone number is 312-450-8421.

Very truly yours,

*Sara K. Barnes*

Sara K. Barnes  
*Gozdecki, Del Giudice, Americus & Brocato LLP*  
Attorneys for Applicant

**\*\*\*Please note that the Applicant is NOT seeking to purchase or rezone your property.**

**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To Whom It May Concern:

I, ROBERT MANGAN, on behalf of *Clark Apartments LLC* – the Owner and Applicant, with regard to the property generally located at 3837-3841 North Clark Street, Chicago, Illinois, authorize *Gozdecki, Del Giudice, Americus & Brocato LLP*, to file a *Zoning Map Amendment* application, before the City of Chicago – City Council, for and affecting such property.

Sincerely,



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Robert Mangan  
*Clark Apartments LLC*  
Property Owner-Applicant



