

#22427-T1
INTRO DATE
APRIL 17, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:
3731-3733 North Sheffield Avenue, Chicago, Illinois

2. Ward Number that property is located: 44

3. APPLICANT: Wrigley Flats 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 X 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?
June 1990
8. Has the present owner previously rezoned this property? If Yes, when?
Yes; April 19, 2023 – Application No. 22130 (Ordinance No. O2023-1288)
9. Present Zoning District: RM-5 Proposed Zoning District: RM-6
10. Lot size in square feet (or dimensions): 5,998.5 square feet (49.92 feet x 120.16 feet)
11. Current Use of the Property: The subject property consists of a single zoning lot, with just over 49 feet of frontage on Sheffield Avenue and measuring approximately 120 feet in depth. The southern half of the site is improved with a three-story (orange-rated) multi-unit residential building, while the northern half of the site is vacant and unimproved.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the renovation and expansion of the existing three-story (with basement) multi-unit residential building, at the subject property, the programming for which such renovations calls for the erection of a new four-story lateral addition and a new one-story vertical addition on the existing structure, as well as the internal reconfiguration of the existing floor plates/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, to permit the renovation and expansion of the existing three-story (with basement) multi-unit residential building, at the subject property. The programming for the proposed improvements/ renovations calls for the erection of a new four-story lateral addition (north side) and a new one-story vertical addition off of and on to the existing three-story structure, as well as the internal reconfiguration of the existing floor plates/dwelling units. By and through the proposal, the Applicant will be establishing a total of eight (8) dwelling units within the building, as expanded. [The existing three-story building currently contains a total of seven (7) dwelling units.] The subject property is located within 2,640 feet of the entrance to the Addison Red-Line CTA Station and the applicant is proposing to “add” only one dwelling unit. As such, and pursuant to the current Zoning Ordinance, the design includes off-street parking for six (6) automobiles, which represents a 75% parking-to-unit ratio. The proposed improvements will be masonry in construction and measure 49 feet-0 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 north and south *side setbacks* from 4.0 feet to 3.0 feet and 0.0 feet (existing)/3.48 feet (proposed 4th Floor addition), respectively, and to reduce the total *combined side setback* from 10.0 feet to 3.48 (existing)/6.48 feet (with 4th Floor addition) , as well as to reduce the *front setback* from 10.83 feet to 10.16 feet, pursuant to Section 17-2-0309-A and Section 17-13-1003-I (1 and 1.5). The proposed additions (vertical/upper-story and lateral-side) follow the existing exterior building walls straight up and to the north, thereby maintaining the same existing *setback* conditions at the front and on the south side and also matching the predominant *setback* conditions 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 for more information). Is this project subject to the ARO?

YES _____ NO X

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.



Signature of Applicant

Subscribed and sworn to before me this

7th day of March, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

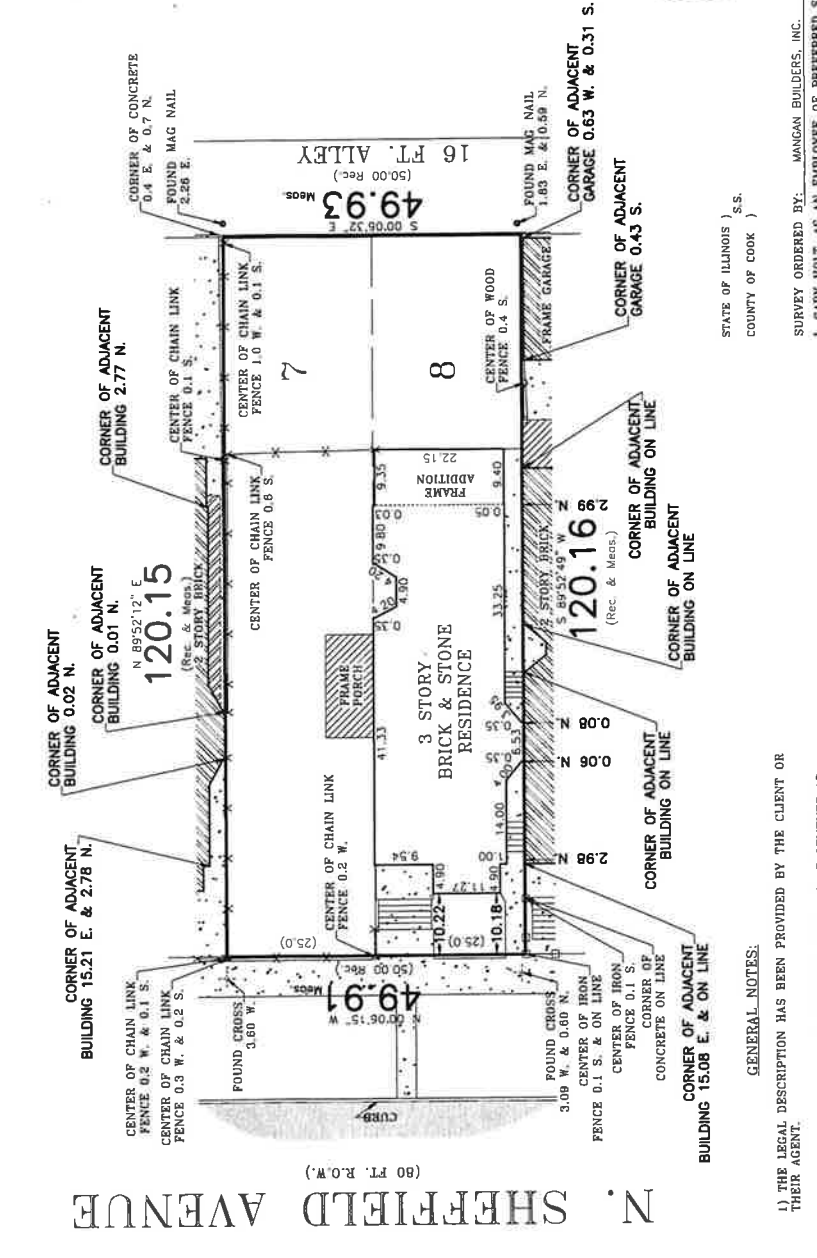
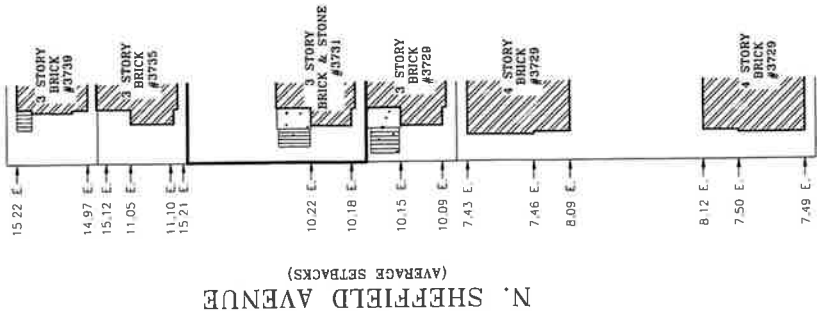
of

THE SOUTH HALF OF LOT 7 AND THE NORTH HALF OF LOT 8 IN BLOCK 5 IN BUCKINGHAM SECOND ADDITION TO LAKE VIEW IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3731-3733 N. SHEFFIELD AVENUE, CHICAGO, ILLINOIS
 P.I.N. 14-20-220-009 & 14-20-220-010



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, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HERON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

SURVEY ORDERED BY: MANGAN BUILDERS, INC.

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS AND 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 6TH DAY OF MARCH A.D. 2024

GARY HOLT
 UC# 036-002960 - EXPIRES ON 11/30/24



Professional Design Registration #184-002795

Preferred SURVEY, INC
 10091 W. LINCOLN HWY, FRANKFORD, IL, 60423
 Phone 708-458-7845 / Fax 708-475-4875
 www.palmsurvey.com

03/08/24 FLD CREW: AMZ/TIS
 5,998.5 Sq. Ft. CAD: SH

Field Work Completed
 Land Area Surveyed
 Drawing Revised

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

April 17, 2024

Honorable Chair
Committee on Zoning, Landmarks & Building Standards
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 **3731-3733 North Sheffield Avenue, 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 into City Council on or about **April 17, 2024**

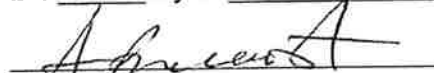
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 28th day of MARCH, 2024.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

April 17, 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 **April 17, 2024**, I, the undersigned, intend to file and/or cause to be filed an application for a change in zoning from an *RM-5 Residential Multi-Unit District* to an *RM-6 Residential Multi-Unit District*, on behalf of the Applicant-Property Owner – *Wrigley Flats LLC*, for the property generally located at **3731-3733 North Sheffield Avenue, 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, to permit the renovation and expansion of the existing three-story (with basement) multi-unit *residential* building, at the subject property. The programming for the proposed improvements/ renovations calls for the erection of a new four-story lateral addition (north side) and a new one-story vertical addition off of and on to the existing three-story structure, as well as the internal reconfiguration of the existing floor plates/dwelling units. By and through the proposal, the Applicant will be establishing a total of eight (8) *dwelling units* within the building, as expanded. [*The existing three-story building currently contains a total of seven (7) dwelling units.*] The subject property is located within 2,640 feet of the entrance to the *Addison Red-Line CTA Station* and the applicant is proposing to “add” only one *dwelling unit*. As such, and pursuant to the current *Zoning Ordinance*, the design includes off-street parking for six (6) automobiles, which represents a 75% parking-to-unit ratio. The proposed improvements will be masonry in construction and measure 49 feet-0 inches in height.

The Applicant-Property Owner – *Wrigley FLats 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

Attorney 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 *Wrigley Flats LLC* – the Applicant and Owner, with regard to the property generally located at 3731-3733 North Sheffield Avenue, Chicago, Illinois, authorize *Gozdecki, Del Giudice, Americus & Brocato LLP* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting such property, and to represent *Wrigley Flats LLC* in all corresponding processes and proceedings.



Robert Mangan – A Managing Member
Wrigley Flats LLC

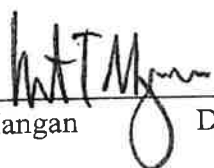
-FORM OF AFFIDAVIT-

Committee on Zoning, Landmarks & Building Standards
City of Chicago – City Council
City Hall
121 North LaSalle Street - Room 304
Chicago, Illinois 60602

Honorable Chairperson and Esteemed Committee Members:

I, ROBERT MANGAN, on behalf of *Wrigley Flats LLC*, understand that *Gozdecki, Del Giudice, Americus & Brocato LLP* has filed a sworn affidavit identifying *Wrigley Flats LLC* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 3731-3733 North Sheffield Avenue, Chicago, Illinois.

I, ROBERT MANGAN, being first duly sworn under oath, depose and say that *Wrigley Flats LLC* holds that interest for itself, and for no other person, association, or shareholder.



Robert Mangan Date

Subscribed and sworn to before me
this 7th day of March, 2024.



Notary Public

