

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

#22230
INTRO DATE
JULY 19, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
2246 North Clark Street, Chicago, Illinois

2. Ward Number that property is located: 43

3. APPLICANT: 2246 Clark LLC

ADDRESS: 1902 West Foster Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60640 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.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 Applicant – 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 - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.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 Batdorff – *Managing Member-Owner*

7. On what date did the owner acquire legal title to the subject property?
February 2023

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

9. Present Zoning District: B1-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 2,098 square feet (*irregular-shape*)

11. Current Use of the Property: The subject property is currently improved with a three-and-a-half-story (with basement) building, containing a single *commercial* unit on the 1st Floor, and a total of two *dwelling units* above. The basement is presently vacant and unfinished.

12. Reason for rezoning the property: The Applicant is seeking a *Zoning Map Amendment* to permit the rehabilitation and renovation of the existing building, the programming for which calls for the conversion of the *commercial* unit (1st Floor) to a *dwelling* unit, as well as the buildout of the basement to allow for an additional *dwelling unit*, resulting in a total of four (4) *dwelling units* within the envelope of the existing building, at the subject site. The *Zoning Map Amendment* is necessary in order to permit the two *residential uses-units* below the 2nd Floor.

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 *Zoning Map Amendment* to permit the rehabilitation and renovation of the existing three-story (with basement) *mixed-use* building at the subject site, the programming for which calls for the conversion of the *commercial* unit (1st Floor) to a *dwelling* unit, as well as the buildout of the unfinished basement to allow for an additional *dwelling unit*, resulting in a total of four (4) *dwelling units* within the envelope of the existing building. The *Zoning Map Amendment* is necessary in order to permit the two *residential uses-units* below the 2nd Floor. Per the programming, the two (2) existing *dwelling units* on the 2nd and 3rd Floors, respectively, will be renovated, but otherwise remain unchanged. Due to the *irregular shape* of the subject *zoning lot*, as well as the original configuration of the existing building on such *lot*, there is currently, and will remain, off-street surface parking for one (1) vehicle, at the rear of the property. **[The subject site is located on the Clark Street (22) CTA Bus Route, and – therefore, constitutes a Transit Served Location (TSL), under the terms of the current Zoning Ordinance (as amended). As such, the Applicant is entitled to seek a reduction in the otherwise required parking for the new units, by and through an Administrative Adjustment.]* No significant physical modifications are proposed for the exterior of the building, so that the footprint and envelope of the same will remain unchanged. The building measures +/- 36 feet-10 inches in height and is masonry in construction.

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 for more information). Is this project subject to the ARO?

YES _____ NO X

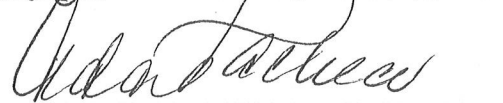
COUNTY OF COOK
STATE OF ILLINOIS

I, JOHN BATDORFF, 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

23 day of March, 2023.


Notary Public



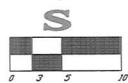
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

North



1 IN. = 10 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

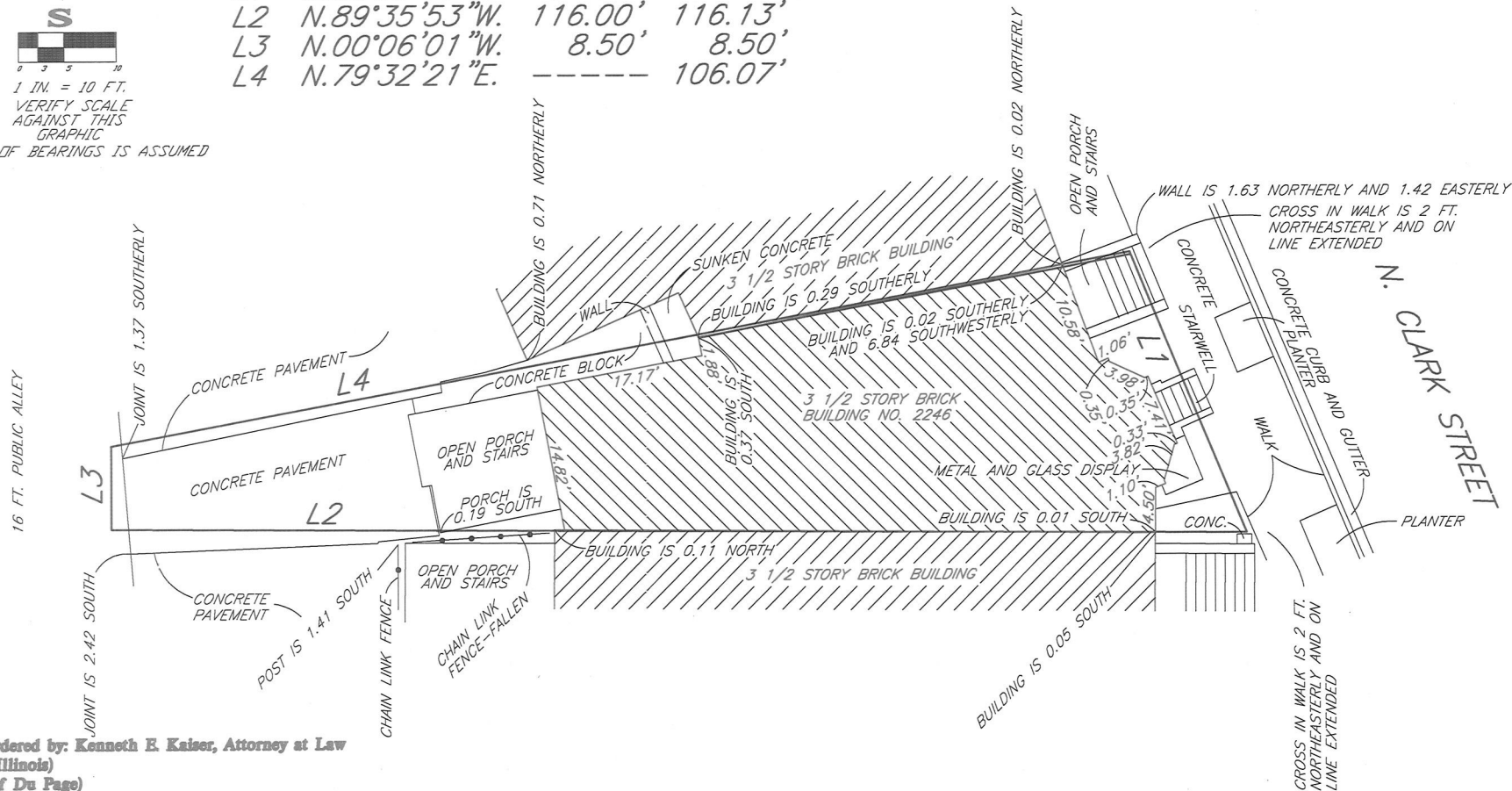
BASIS OF BEARINGS IS ASSUMED

Line	Bearing	Distance	Measure
L1	S.22°30'50"E.	31.00'	30.93'
L2	N.89°35'53"W.	116.00'	116.13'
L3	N.00°06'01"W.	8.50'	8.50'
L4	N.79°32'21"E.	-----	106.07'

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of


Property located at: 2246 N. CLARK STREET
Legally described as:
LOT 9 IN PORTER'S SUBDIVISION OF THE NORTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Survey ordered by: **Kenneth E. Kaiser, Attorney at Law**
State of Illinois
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: **January 30, 2023**
Dated this 10th. day of **January, 2023**

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on **November 30, 2024**
Professional Design Firm Land Surveyor Corporation No. 184.004811



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383

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

July 19, 2023

Honorable Carlos Ramirez-Rosa
Chairman - Chicago Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

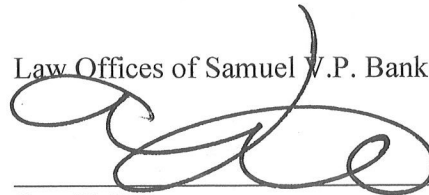
The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

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, 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 **2246 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 file an application for a change in zoning on approximately **July 19, 2023**.

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 served.

Law Offices of Samuel V.P. Banks

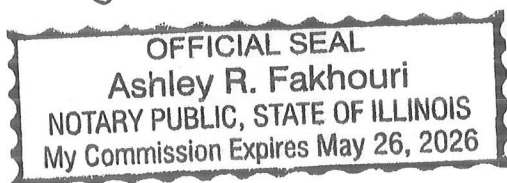


Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 30th day of June, 2023.

Ashley R. Fakhouri
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

July 19, 2023

Dear Sir or Madam:

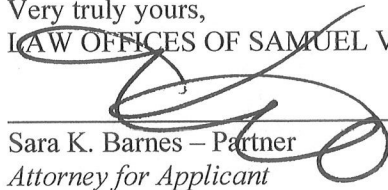
In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **July 19, 2023**, I, the undersigned, intend to file an application for an amendment to the *Chicago Zoning Map* - from a *B1-3 Neighborhood Shopping District* and a *B1-3 Neighborhood Shopping District* (split-zone) to a unified *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Owner – **2246 Clark LLC**, for the property generally located at **2246 North Clark Street, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* to permit the rehabilitation and renovation of the existing three-story (with basement) *mixed-use* building at the subject site, the programming for which calls for the conversion of the *commercial* unit (1st Floor) to a *dwelling* unit, as well as the buildout of the unfinished basement to allow for an additional *dwelling unit*, resulting in a total of four (4) *dwelling units* within the envelope of the existing building. The *Zoning Map Amendment* is necessary in order to permit the *residential uses-units* below the 2nd Floor. Per the programming, the two (2) existing *dwelling units* on the 2nd and 3rd Floors, respectively, will be renovated, but otherwise remain unchanged. Due to the irregular shape of the subject *zoning lot*, as well as the original configuration and orientation of the existing building on such *lot*, there is currently, and will remain, off-street surface parking for one (1) vehicle, at the rear of the property. **[The subject site is located on the Clark Street (22) CTA Bus Route, and – therefore, constitutes a Transit Served Location (TSL), under the terms of the current Zoning Ordinance (as amended). As such, the Applicant is entitled to seek a reduction in the otherwise required parking for the new units, by and through an Administrative Adjustment.]* No significant physical modifications are proposed for the exterior of the building, so that the footprint and envelope of the same will remain unchanged. The building measures 36 feet-10 inches in height and is masonry in construction.

The Applicant and Property Owner – **2246 Clark LLC**, is located at 1902 West Foster Avenue, Chicago, Illinois 60647.

The contact person for this application is **Sara K. Barnes** (*Attorney for Applicant*). My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,
LAW OFFICES OF SAMUEL V.P. BANKS


Sara K. Barnes – Partner
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, JOHN BATDORFF, on behalf of 2246 Clark LLC – the Applicant and Owner, of and with regard to the property generally located at 2246 North Clark Street, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting such property.



John Batdorff – *Manager*
2246 Clark LLC

