

CITY OF CHICAGO

#22214-T  
INTRO DATE  
JUNE 21, 2023

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3262-64 North Clark Street, Chicago, IL

2. Ward Number that property is located in: 44th Ward

3. APPLICANT Lion Clark LLC

ADDRESS 132 East Delaware Place, 6102

CITY Chicago STATE IL ZIP CODE 60611

PHONE (702) 806-8287

EMAIL \_\_\_\_\_

CONTACT PERSON Brad Gold

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 – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Ste. 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4121

FAX \_\_\_\_\_

EMAIL LButler@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? 2022

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

9. Present Zoning District B3-3 Community Shopping District

Proposed Zoning District B2-3 Neighborhood Mixed-Use District

10. Lot size in square feet (or dimensions) 3,750 sf

11. Current Use of the property: Mixed-use retail/residential

12. Reason for rezoning the property To authorize construction of a four-story building with ground floor commercial space and seven residential units, including an accessible dwelling unit on the ground floor.

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 B2-3 Neighborhood Mixed-Use District in order to construct a four-story multi-family residential building with approximately 940 square feet of ground floor commercial space. The structure is proposed to measure 47'-8" in height and will contain seven residential dwelling units, including an accessible residential unit on the ground floor. The property is a transit-served location due to its proximity within 1,320 feet from the Clark Street/22 Route bus line. A transit-served location parking reduction will be requested. The project will contain two off-street vehicular parking spaces and seven bicycle 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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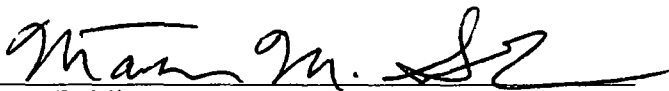
COUNTY OF COOK  
STATE OF ILLINOIS

Brad Gold, authorized signatory of Lion Clark, 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  
7<sup>th</sup> day of June, 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

**PLAT OF SURVEY**

OF

LOT 13 IN THE RESUBDIVISION OF BLOCK 2 IN HAMLETON, WESTON AND DAVIS' SUBDIVISION OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA, 3,750 SQ. FT. = 0.086 ACRE.

COMMONLY KNOWN AS: 3262 NORTH CLARK STREET, CHICAGO, ILLINOIS.

PROFESSIONALS ASSOCIATED  
 PHONE (847)-675-3000  
 FAX (847)-675-2167  
 E-MAIL: [pe@professionalsassociated.com](mailto:pe@professionalsassociated.com)  
[www.professionalsassociated.com](http://www.professionalsassociated.com)



GRAPHIC SCALE  
 0 16  
 ( IN FEET )  
 1 inch = 16 Ft.

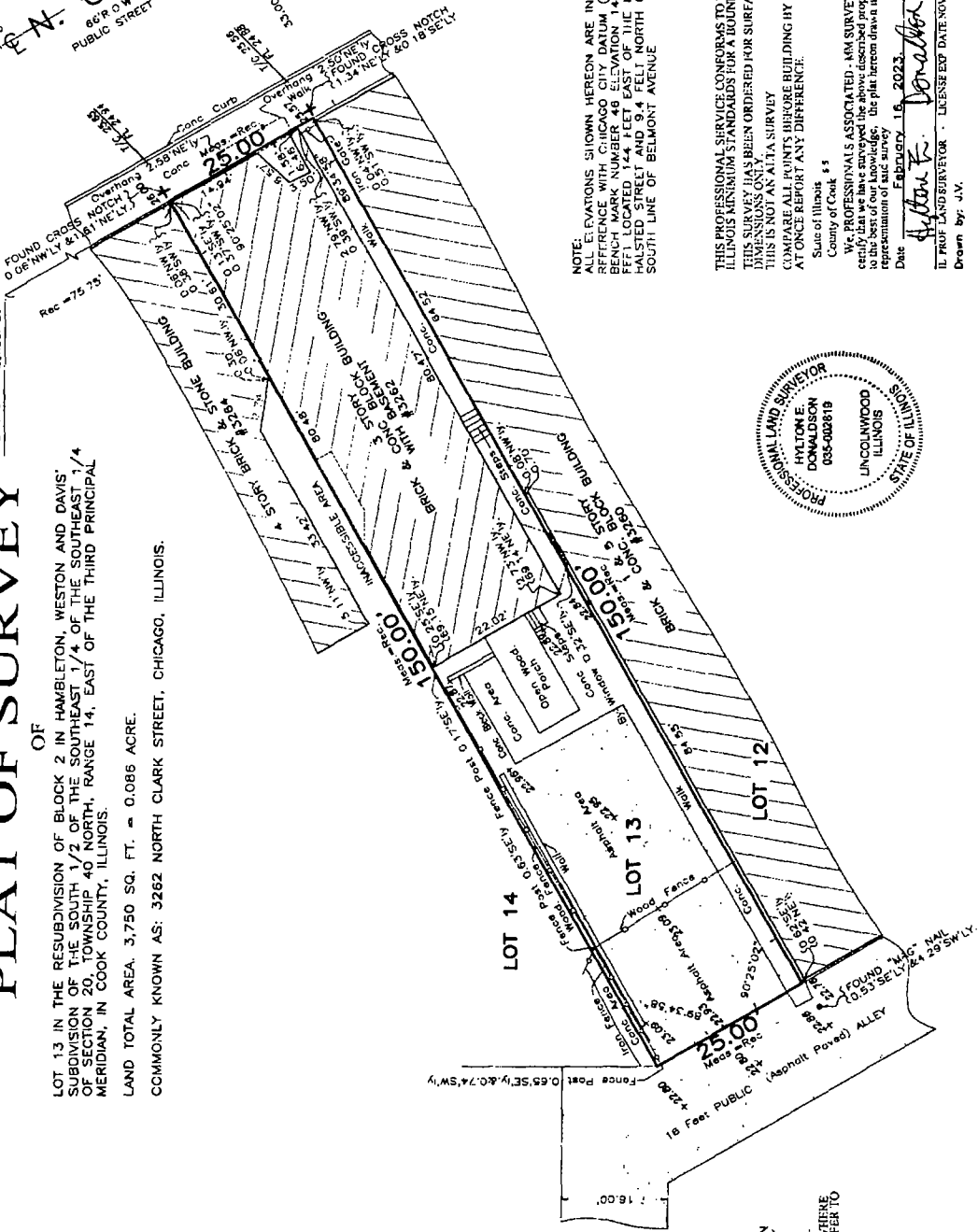
LEGEND:  
 1/4" - TOP OF CURB ELEVATION  
 FL - FLOW LINE ELEVATION  
 2.00' - SPOI ELEVATION

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF SHALL BE 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 YOUR DEED OR ABSTRACT.

Order No. 23-100999  
 Scale: 1 inch = 16 feet.  
 Date of Field Work: February 7, 2023.  
 Ordered by: BRAD GOLD

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

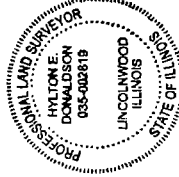
**E-N. CLARK ST.**  
 66' R.O.W.  
 PUBLIC STREET



NOTE:  
 ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH CHICAGO CITY DATUM (C.C.D.) BENCH MARK NUMBER 48 ELEVATION 14.211 HAVING A CORRECTION OF 1.44 FEET EAST OF THE NORTH LINE OF BELMONT AVENUE SOUTH OF THE SOUTH LINE OF BELMONT AVENUE.

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

State of Illinois  
 County of Cook #5  
 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 February 16, 2023.



*Hylton E. Donaldson*  
 HYLTON E. DONALDSON  
 ILLINOIS SURVEYOR  
 LICENSE EXP. DATE NOV 30, 2024  
 Drawn by: J.V.

**Anabel Abarca**  
312.836.4176  
AAbarca@taftlaw.com

June 21, 2023

The Honorable Carlos Ramirez-Rosa, Chairman  
Committee on Zoning, Landmarks and Building Standards  
Room 200, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance  
3262 North Clark Street, Chicago, Illinois**

The undersigned, Anabel Abarca, an attorney with the law firm of Taft Stettinius & Hollister, LLP, which firm represents Lion Clark LLC, the applicant for a proposal to rezone the subject property located at 3262 North Clark Street from the from the B3-3 Community Shopping District to the B2-3 Neighborhood Mixed-Use District, being first duly sworn on oath deposes and states the following:

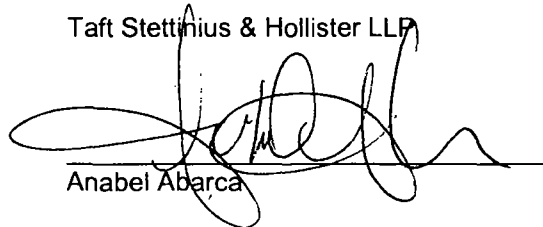
The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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 name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 21, 2023; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the addresses 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 surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Sincerely yours,

Taft Stettinius & Hollister LLP



Anabel Abarca

Subscribed and sworn to  
before me this 16<sup>th</sup> day of June, 2023

Vanessa R. Montano  
Notary Public



Liz Butler  
312.836.4121  
LButler@taftlaw.com

June 21, 2023

**FIRST CLASS MAIL**

To whom it may concern:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 21, 2023 the undersigned, on behalf of Lion Clark LLC (the "Applicant") will file an application to rezone the property located at 3262 North Clark Street (the "Property") from the B3-3 Community Shopping District to the B2-3 Neighborhood Mixed-Use 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 three-story mixed-use residential building. The Applicant requests a rezoning of the Property from the B3-3 Community Shopping District to the B2-3 Neighborhood Mixed-Use District in order to redevelop the site with a four-story mixed-use residential building containing seven dwelling units, including an accessible residential unit on the ground floor. The project will contain two off-street vehicular parking spaces, seven bicycle parking spaces, and approximately 956 square feet of ground floor commercial space. The structure is proposed to measure 47'-8" in height. A transit-served location parking reduction will be requested based on the Property's proximity within 1,320 feet from the Clark Street/22 Route bus line.

***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 proposed development.***

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601. The Applicant is the owner of the Property and its business address is 132 East Delaware Place, 6102, Chicago, Illinois, 60611. Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

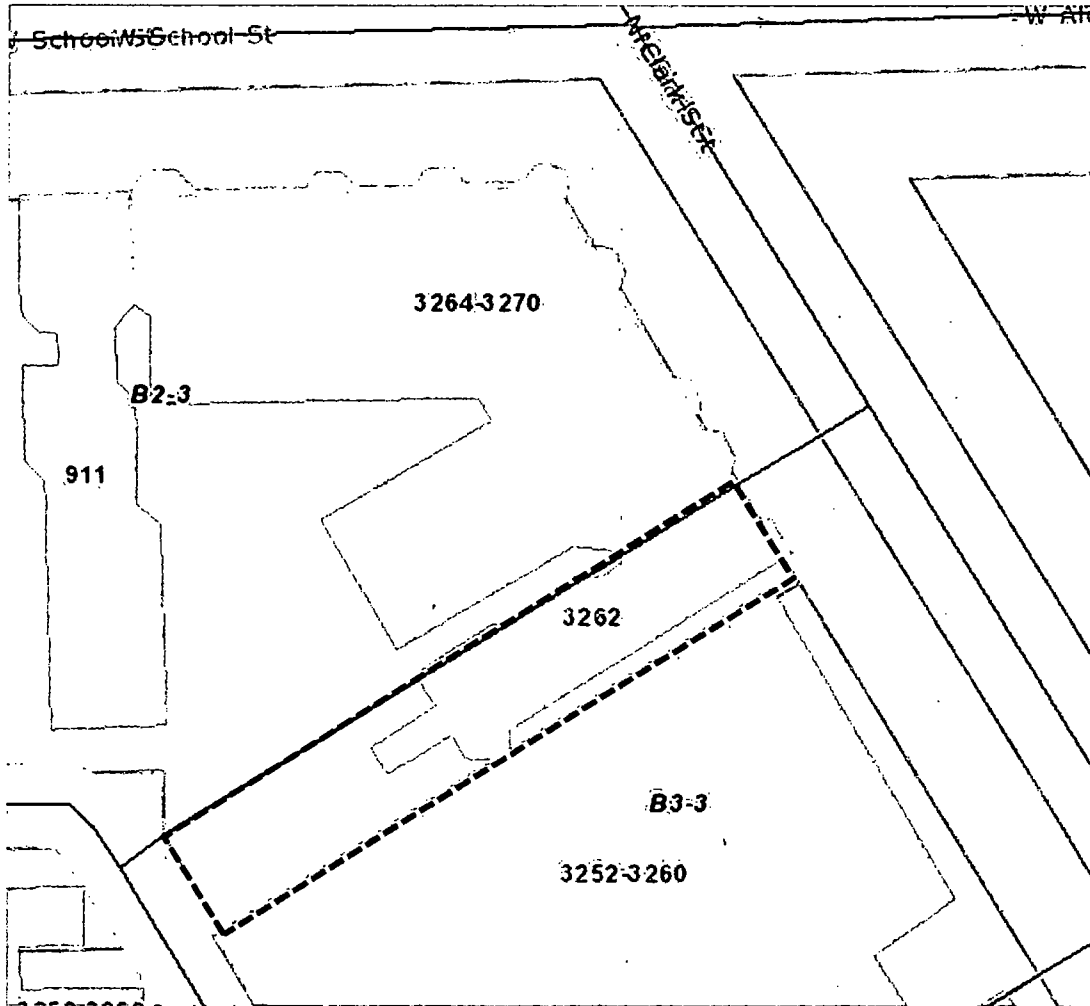
Sincerely yours,

Taft Stettinius & Hollister LLP



Liz Butler

**PROPERTY LOCATION MAP**



**PIN:**

14-20-426-022-0000

**STREET ADDRESS:**

3262 North Clark Street