22953-T1
INTRO DATE
DEC 10, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3841-3843 N. Lakewood

2. Ward Number that property is located in: 44

3. APPLICANT Brand & Company of Illinois, LLC, Stephanie Rosenberg, and Erik Bene

ADDRESS _____ CITY Chicago

STATE IL ZIP CODE 60614 PHONE _____

EMAIL adam@mavrekdevelopment.com CONTACT PERSON 216-262-4479

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

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 Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX _____ EMAIL tmanic@schainbanks.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Adam Friedberg (Brand & Company of Illinois, LLC)

7. On what date did the owner acquire legal title to the subject property? April 1, 2022

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

9. Present Zoning District: RT-3.5 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 4,354.92

11. Current Use of the Property: Existing residential building containing three dwelling units

12. Reason for rezoning the property: To divide the zoning lot and construct a detached house at 3841 N. Lakewood

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 proposed building. (BE SPECIFIC): The existing three flat will remain at 3843 N. Lakewood with 0 parking spaces. The height of the three flat will remain 35 feet. A detached house will be constructed at 3841 N. Lakewood with two parking spaces. The height of the detached house will be 30 feet. No commercial space will be provided.

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:** Seeking all relief as needed as allowed by the Chicago Zoning Ordinance for the attached plans.

☐ **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.** Seeking all relief as needed as allowed by the Chicago Zoning Ordinance for the attached plans.

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 ☒

COUNTY OF COOK
STATE OF ILLINOIS

Adam Friedberg, 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 24th day of November, 20 25.

Notary Public

OFFICIAL SEAL
ALICIA ROSE FRAME
Notary Public, State of Illinois
Commission No. 1015083
My Commission Expires
August 08, 2029

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

November 26, 2025

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, 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 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 December 10, 2025.

The undersigned certifies that the applicant 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.

Signature

Subscribed and Sworn to before me this
26 day of November, 2025

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

December 10, 2025

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about December 10, 2025, the undersigned, will file an application on behalf of the Applicants, Brand & Company of Illinois, LLC, Stephanie Rosenberg, and Erik Bene, for a change in zoning for the property located at 3841-3843 N. Lakewood from an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Residential Multi-Unit District.

The Applicant seeks to rezone the subject property to divide the zoning lot and construct a detached house at 3841 N. Lakewood. The existing three flat will remain at 3843 N. Lakewood. The height of the three flat will remain at 36 feet. A detached house will be constructed at 3841 N. Lakewood with 2 parking spaces. The height of the detached house will be 30 feet. No commercial space will be provided. To preserve the existing building at 3843 N. Lakewood and construct the new single family residence (detached house) at 3841 N. Lakewood, the Applicant needs an administrative adjustment to reduce the bike parking spaces to 0, to reduce the rear yard open space to 0 for both buildings, and to increase the parking spaces from 1 to 2 for 3841 N. Lakewood. Also, the Applicant needs a variation to reduce the front setback to 3.25 feet for the existing front setback at 3843 N. Lakewood and 4 feet, 9 inches for the new detached house, plus to reduce the rear setback to 13.25 feet and the combined setbacks to 0 feet to match the existing 0 foot side setbacks of the 3843 N. Lakewood building.

The Applicant of the Zoning Amendment and the owner of the subject property is Brand & Company of Illinois LLC located at 2211 N Elston, Suite 306, Chicago, IL 60614 and Stephanie Rosenberg and Erik Bene located at 3843 N. Lakewood, Chicago IL 60614.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5706.

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.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

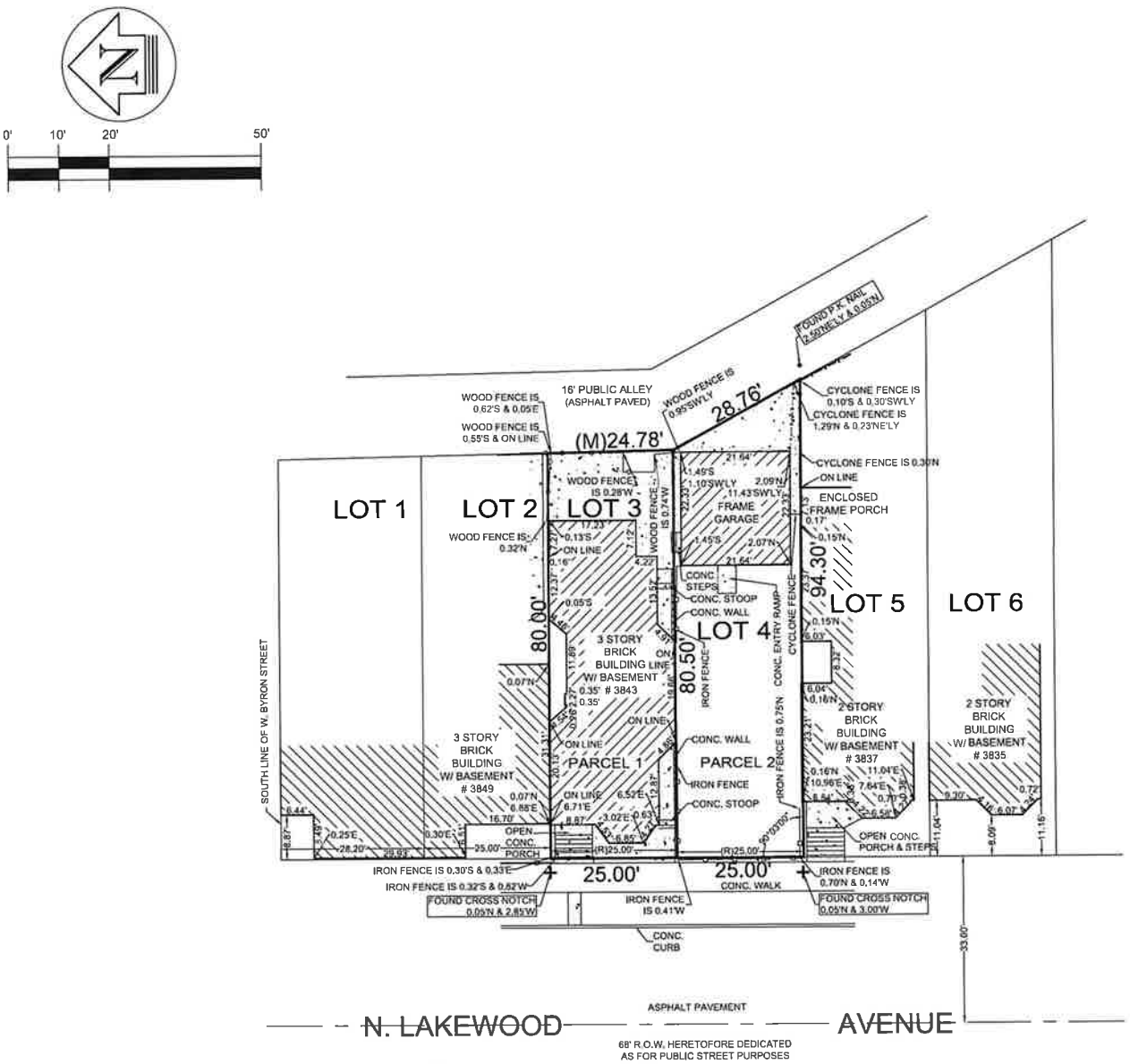
OF

PARCEL 1
LOT 3 IN THE SUBDIVISION OF BLOCK 2 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2
LOT 4 IN THE SUBDIVISION OF BLOCK 2 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **3843 N. LAKEWOOD AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 20 - 110 - 002 - 0000



ORDERED BY:
ADAM FRIEDBERG MAVREK DEV.
SCALE : 1" = 15'
DATE :DECEMBER 15, 2021
FILE No.: 2021 - 29692

11/6/24	REVISED
10/30/24	UPDATED
03-16-22	CERTIFIED
12-26-21	ADD. SETBACKS
DATE	REVISION

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, NOVEMBER 6, A.D. 2024.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025