#23037-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1928 North Lincoln Avenue

2. Ward Number that property is located in: 43rd

3. APPLICANT Joel Hensel

ADDRESS 1928 North Lincoln Avenue CITY Chicago

STATE Illinois ZIP CODE 60614 PHONE

EMAIL [redacted] CONTACT PERSON Caitlyn Bryski

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 Law Offices of Sam Banks, Frederick E. Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: N/A

7. On what date did the owner acquire legal title to the subject property? March 2024

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 18.86' x 80.89' x 40.6' x 109' (approximately 2,326.2 sq. ft.)

11. Current Use of the Property: The subject property is improved a two-story residential building which contains two (2) dwelling units and a detached garage at the rear.

12. Reason for rezoning the property: to permit a new two-story rear addition with basement and a new two (2) car detached garage with a roof top deck, and the rehabilitation of the existing residential building.

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 Applicant is proposing to rehabilitate the existing two-story building and construct a new two-story rear addition with a basement, and a new two (2) car detached garage with a roof top deck. The proposed rear addition will contain 654 sq. ft. of total floor area and measure 28 ft.-1 in. 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:** (17-13-1003-K) reduce the rear yard open space from the required 151.20 SF to 128 SF.

☒ **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.** (17-13-1101-B) reduce the rear setback from from the required 32.7' to 12'-8 1/2"; front setback from the required 13.08' to 6'; combined side setback from 8.12' to 0'; north side setback from 4.06' to 0' (with south side setback at 0'); and all relief necessary, as allowed by the code, 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

Joel Hensel, 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.

Joel Hensel

Signature of Applicant

Subscribed and Sworn to before me this 3 day of MARCH, 2026.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
March 18, 2026

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

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he 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 **1928 North Lincoln Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **March 18, 2026.**

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

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 4 day of March, 2026.

_____
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

Via USPS First Class Mail
March 18, 2026

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about March 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the RM-4.5 Residential Multi-Unit District, on behalf of the Applicant, Joel Hensel, for the property located at **1928 North Lincoln Avenue, Chicago, Illinois**.

The existing two-story residential building containing two (2) dwelling units will remain. The reason for the change is to allow the Applicant to rehabilitate the existing building, construct a rear two-story addition and a new two-car garage with a rooftop deck. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-K and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear yard open space from the required 151.20 SF to 128 SF; front setback from the required 13.08' to 6'; rear setback from the required 32.7' to 12'-8 ½"; combined side setback from the required 8.12' to 0'; reduce the north side setback from the required 4.06' to 0' (with south side setback of 0'); and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, Joel Hensel, is located at 1928 North Lincoln Avenue, Chicago, Illinois 60614.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712

N
W E
S

Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors

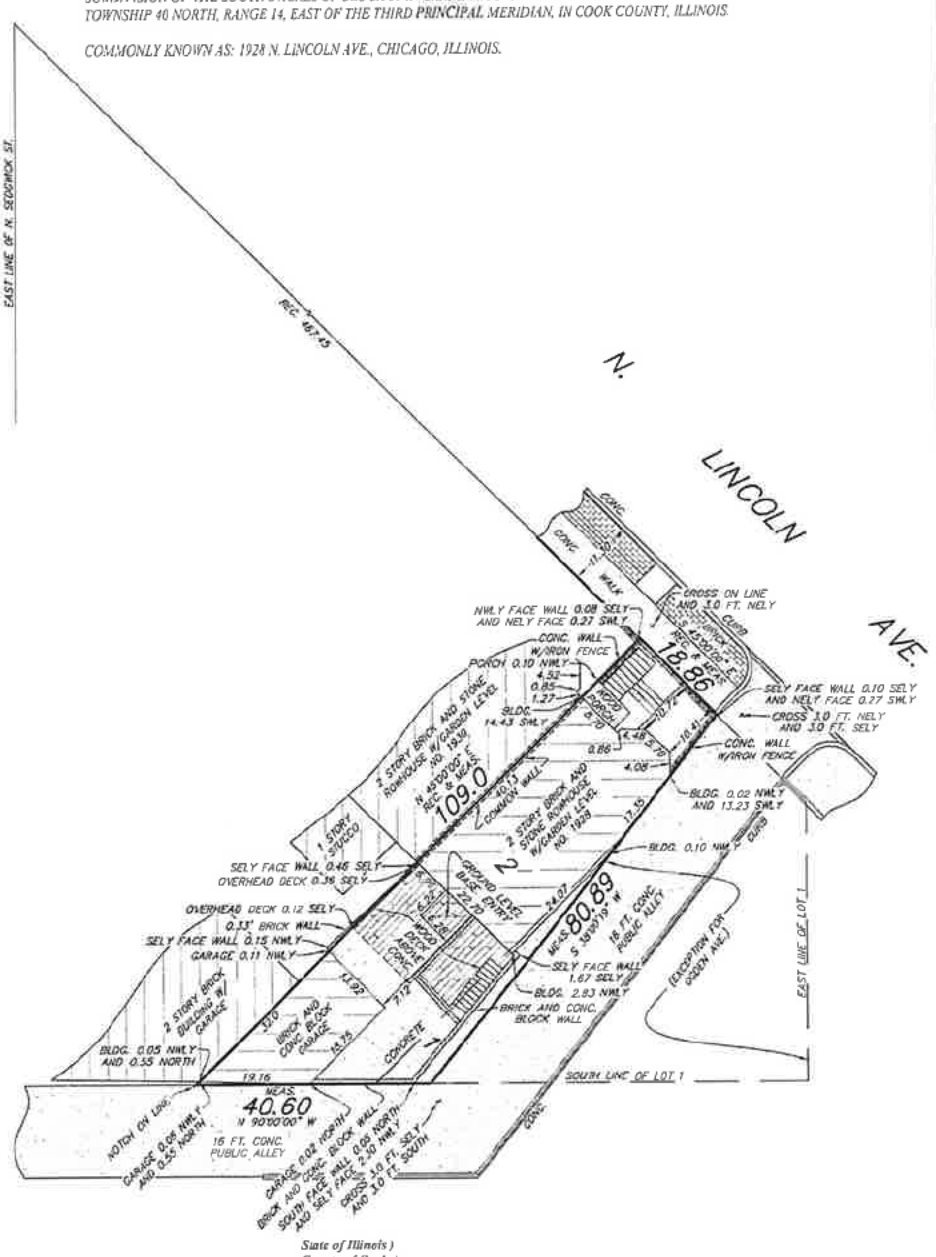
ORDER NO.
25-905

PLAT OF SURVEY

of

LOTS 1 AND 2 (EXCEPT THAT PART TAKEN FOR OGDEN AVENUE) IN MCNALLY'S SUBDIVISION OF LOTS 19, 20 AND 21 IN ARMSTRONG'S SUBDIVISION OF THE NORTH 3 ACRES OF LOTS 16 AND 17 IN LONERGAN'S SUBDIVISION OF THE SOUTH 2 ACRES OF BLOCK 39 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1928 N. LINCOLN AVE., CHICAGO, ILLINOIS.



State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 5th Day of December, 2025.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, [illegible]

KEVIN LEVY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 26

NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

DESIGN FIRM LAND SURVEYOR
CDK APPRAISAL SURVEY LTD 184.005112
4711 N NEWENGLAND HARWOOD HTS ILLINOIS 60706
STATE OF ILLINOIS

Field work completion date : December 4, 2025.

ORDERED BY:
CAITLIN BRYSKI