TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3440-3444 North Janssen

The Applicant seeks to rezone 3440-3444 North Janssen from an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a RT-4 Residential Two-Flat, Townhouse to divide the zoning lot and construct an addition to the existing detached house at 3440 North Janssen. Currently, 3440 North Janssen is improved with a detached house having a height of 25'9" and with a rear accessory coach house with a three-car garage. The Applicant is proposing a rear addition to the detached house. 3444 North Janssen is improved with a residential building containing three dwelling units with a height of 36 feet and no parking spaces. No changes are being proposed to the existing three-flat at 3444 North Janssen. No commercial space will be provided. Following construction of the addition to the detached house at 3440 North Janssen, the Applicant will apply to rezone the parcel back to the current RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

The Applicant requires relief for the detached house at the 3440 North Janssen. Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the combined side setback to 5.59 feet and to reduce the rear setback to 0 feet pursuant to Section 17-13-1101-B. The applicant seeks an administrative adjustment to reduce the rear yard open space to 270 square feet pursuant to Section 17-13-1003-K. The Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

Project Bulk and Density – 3440 North Janssen

	3440 North Janssen
Lot Area	4,856 SF
Density MLA (Lot area per unit)	1 DU (4,856 sq/ft per unit)
Off Street Parking	3 spaces
Front Setback	14 feet
Rear Setback	0 feet*
Side Setback (North)	3 feet*
Side Setback (South)	2.59 feet
Rear Yard Open Space	270 SF**
Floor Area Ratio	1.13
Building Height	26 feet

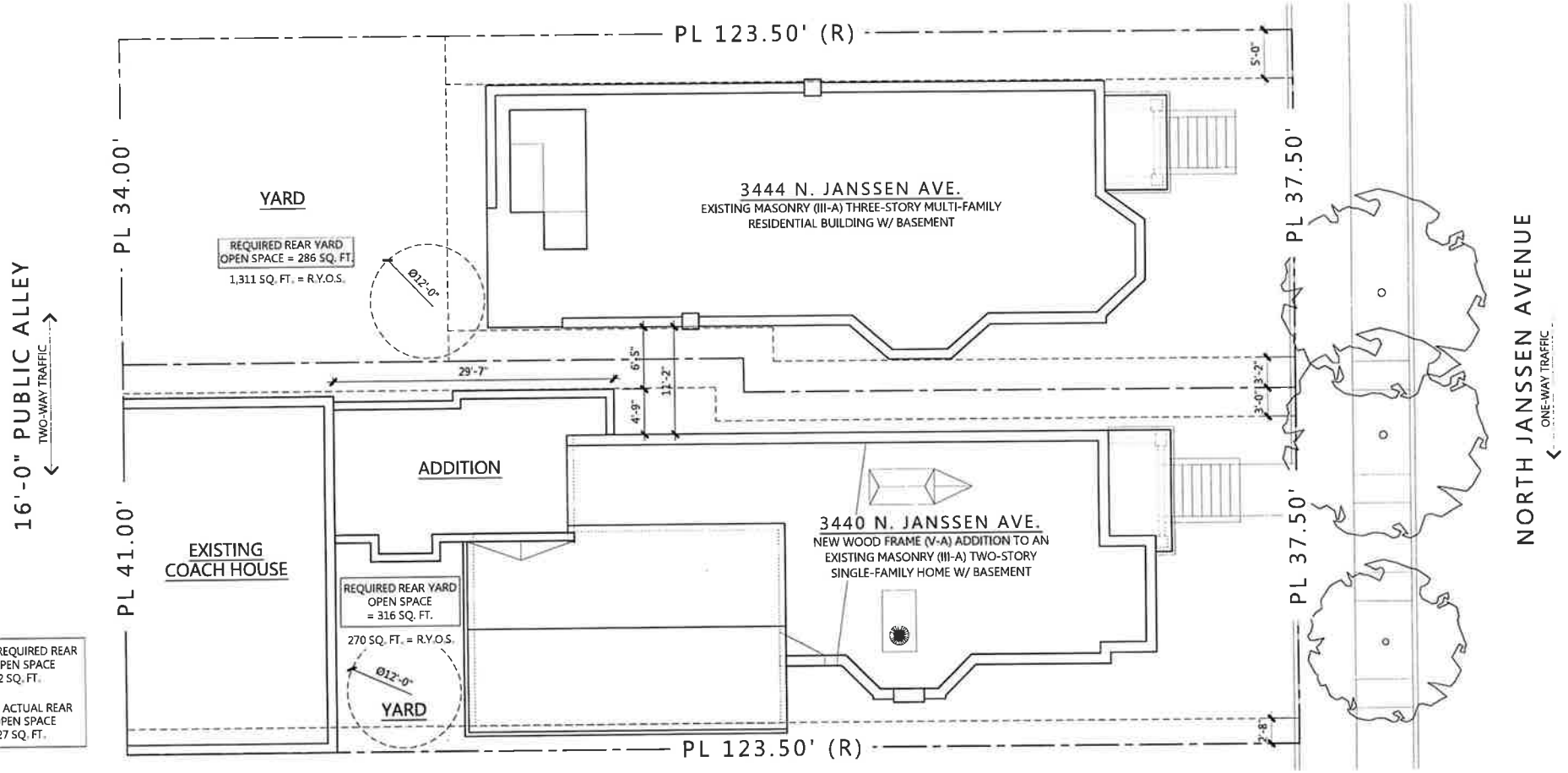
*Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the combined side setback to 5.59 feet and the rear setback to 0 feet pursuant to Section 17-13-1101-B.

** Pursuant to Section 17-13-0303-D, the applicant seeks an administrative adjustment to reduce the rear

yard open space to 270 square feet pursuant to Section 17-13-1003-K.

Project Bulk and Density – 3444 North Janssen

	3444 North Janssen
Lot Area	4,414 SF
Density MLA (Lot area per unit)	1,471 SF/Unit (3 Dwelling Units)
Off Street Parking	0 spaces
Front Setback	15.69 feet
Rear Setback	38 feet
Side Setback (North)	5 feet
Side Setback (South)	3.16 feet
FAR	1.19
Building Height	36 feet



PROPOSED
SITE PLAN

SCALE: 3/32" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0" 30'-0" 50'-0"

SAGER RESIDENCE ADDITION

3440 NORTH JANSSEN AVE.
CHICAGO, ILLINOIS 60657

COMMISSION NO: 22007
SHEET SIZE: 11X17
DATE: 03/26/2026

PROFESSIONAL SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

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3437 WEST PARKER AVENUE
CHICAGO, ILLINOIS 60647
PHONE: 618-263-7673
WWW.DECONSTRUCTARCHITECTURE.COM



PROPOSED
# FIRST FLOOR PLAN
AREA = 2,109 SQ. FT.

SCALE: 1/8" = 1'-0"
0'-0" 5'-0" 10'-0" 20'-0" 40'-0"

SAGER RESIDENCE ADDITION

3440 NORTH JANSSEN AVE.
CHICAGO, ILLINOIS 60657

COMMISSION NO: 22007
SHEET SIZE: 11X17
DATE: 03/26/2026

THIS DRAWINGS IS INTENDED TO BE USED FOR ZONING RELIEF ONLY - NOT FOR CONSTRUCTION

PROFESSIONAL SEAL
LICENSED ARCHITECT
JORDAN M. WANKEL
001-023554
STATE OF ILLINOIS
EXPIRES 11/30/2026

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WWW.DECONSTRUCTARCHITECTURE.COM



PROPOSED

SECOND FLOOR PLAN

AREA = 3,053 SQ. FT.

SCALE: 3/16" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

SAGER RESIDENCE ADDITION

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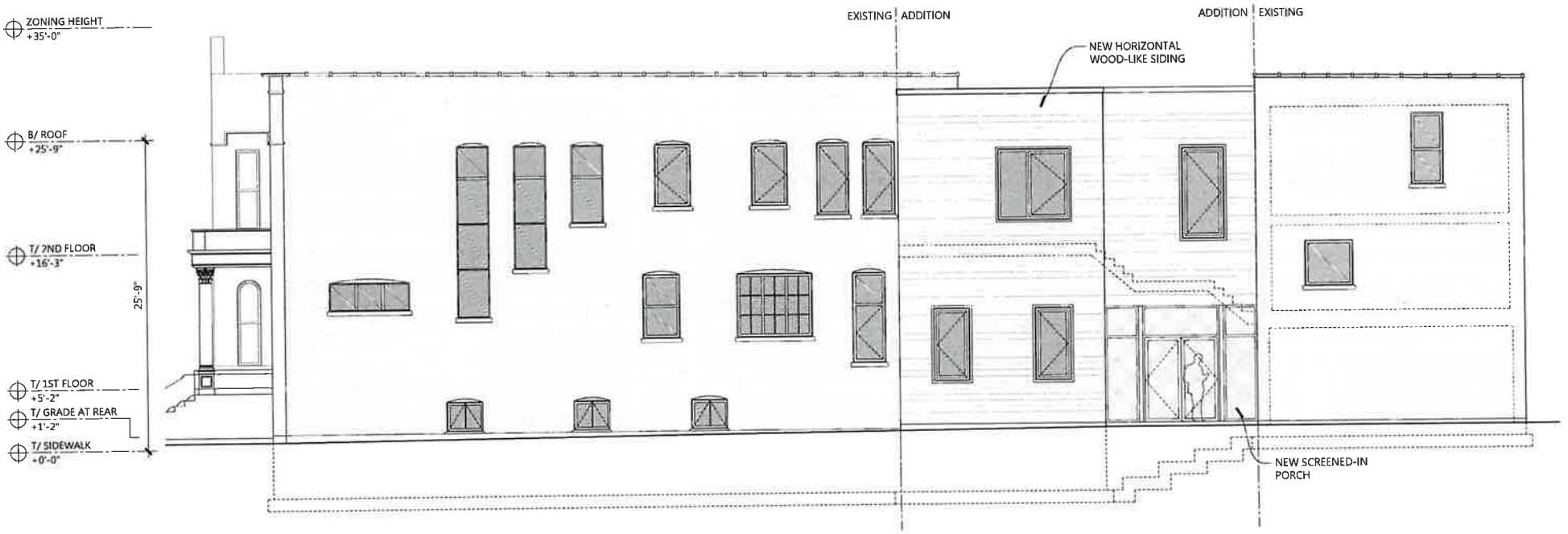
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01 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0" 40'-0"

SAGER RESIDENCE ADDITION

3440 NORTH JANSSEN AVE.
CHICAGO, ILLINOIS 60657

COMMISSION NO: 22007
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STATE OF ILLINOIS

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3437 WEST PARKER AVENUE
CHICAGO, ILLINOIS 60647
PHONE: 618-263-7673
WWW.DECONSTRUCTARCHITECTURE.COM



01 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0" 40'-0"

SAGER RESIDENCE ADDITION

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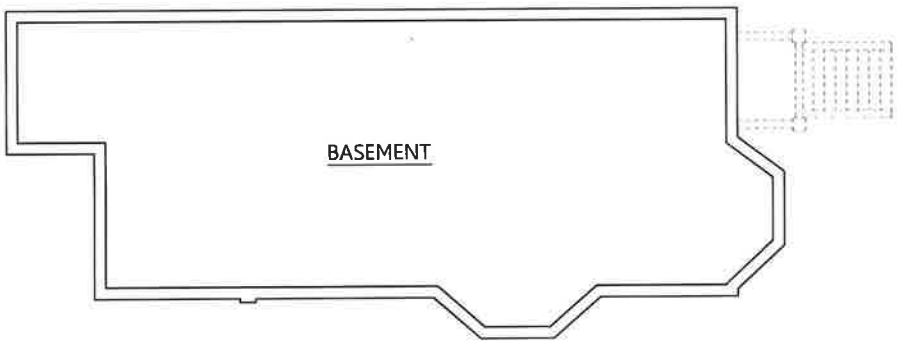
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JORDAN M. WANKEL
001-022534
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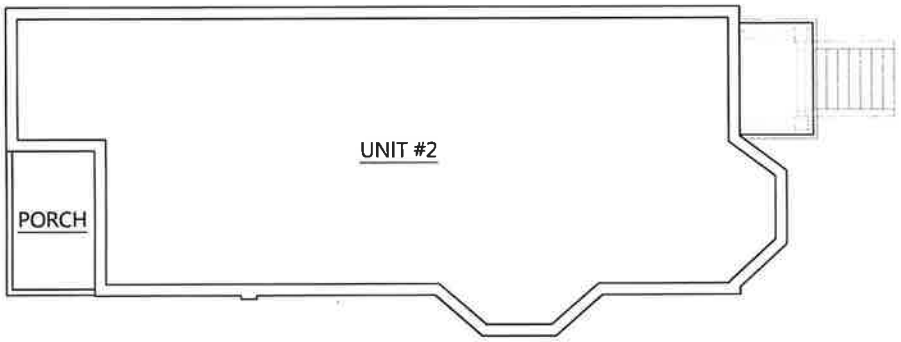
EXISTING - 3444 NORTH JANSSEN AVE.

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

AREA = 1,643 SQ. FT.

0'-0" 5'-0" 10'-0" 20'-0" 30'-0" 50'-0"



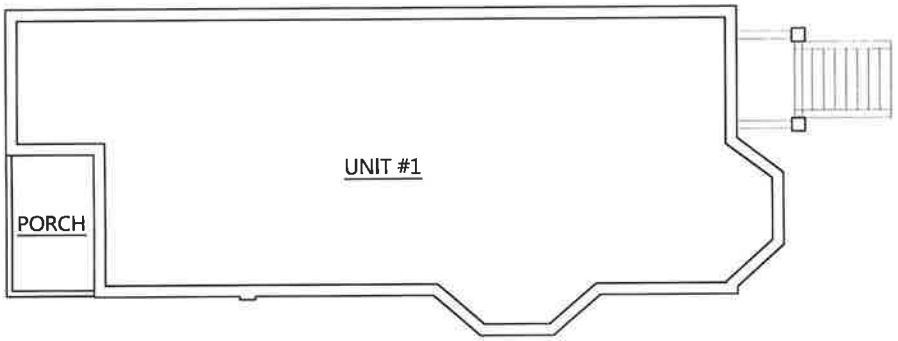
EXISTING - 3444 NORTH JANSSEN AVE.

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

AREA = 1,743 SQ. FT.

0'-0" 5'-0" 10'-0" 20'-0" 30'-0" 50'-0"



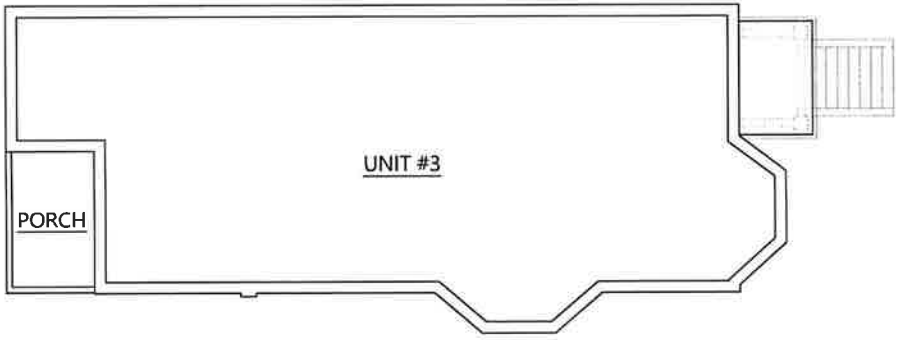
EXISTING - 3444 NORTH JANSSEN AVE.

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

AREA = 1,743 SQ. FT.

0'-0" 5'-0" 10'-0" 20'-0" 30'-0" 50'-0"



EXISTING - 3444 NORTH JANSSEN AVE.

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

AREA = 1,743 SQ. FT.

0'-0" 5'-0" 10'-0" 20'-0" 30'-0" 50'-0"

SAGER RESIDENCE ADDITION

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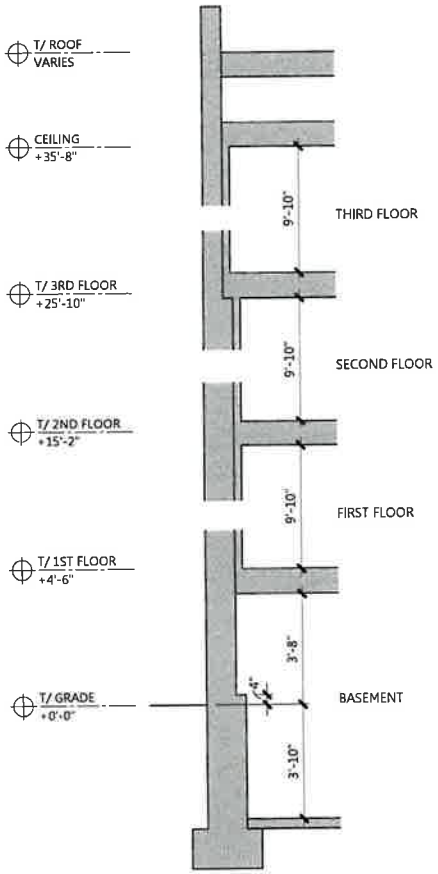
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001-033554
STATE OF ILLINOIS

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3444 N. JANSSEN AVE.

01 TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

SAGER RESIDENCE ADDITION

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001-022564
STATE OF ILLINOIS

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CHICAGO, ILLINOIS 60647
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