CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3039 North Kenmore Avenue, Chicago, IL

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

3. APPLICANT Kenmore & Barry LLC

   ADDRESS 1643 North Milwaukee Avenue CITY Chicago

   STATE Illinois ZIP CODE 60647 PHONE 630-450-1392

   EMAIL mike.decker@compass.com CONTACT PERSON Michael Decker

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, Nicholas Ftikas

   ADDRESS 221 North LaSalle Street, 38th Floor

   CITY Chicago STATE Illinois ZIP CODE 60601

   PHONE 312-782-1983 FAX 312-782-2433 EMAIL nick@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: Michael Decker (Member-Manager)

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

8. Has the present owner previously rezoned this property? If yes, when? N/A

9. Present Zoning District: RS-3 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): Approximately 37.5 ft. x 124.1 ft. (4,654 sq. ft.)

11. Current Use of the Property: The subject property is improved with a three-story multi-unit residential building and a detached garage at the rear.

12. Reason for rezoning the property: to permit the construction of a new three-story three (3) dwelling unit residential building and a detached garage.

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 redevelop the subject property with a new three-story residential building. The proposed building will contain three (3) dwelling units and will be supported by a four (4) car detached garage at the rear. The proposed building will measure 38 ft. in height. The subject property is a Transit Served Location.

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-EE) increase the off-street parking requirements for a Transit Served Location from two (2) parking spaces to four (4) parking spaces.

☒ **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 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

Michael Decker, 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
21 day of July, 20 25.



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
September 25, 2025

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

To Whom It May Concern:

The undersigned, **Nicholas Ftikas**, 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 **3039 North Kenmore Avenue, Chicago, IL**; 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 **September 25, 2025.**

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: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 29 day of August, 2025.

_____
Notary Public

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

Via USPS First Class Mail **PUBLIC NOTICE**
September 25, 2025

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 September 25, 2025, 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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant-Property Owner, Kenmore & Barry LLC, for the property located at **3039 North Kenmore Avenue, Chicago, IL**.

The Applicant is seeking a zoning change to redevelop the subject property with a new three-story residential building that will contain three (3) residential dwelling units. The proposed building will measure 38 ft. in height. The subject property is a Transit Seved Location and will be supported by four (4) off-street parking spaces within a detached garage at the rear. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from two (2) parking spaces to four (4) parking spaces and is seeking all additional relief to permit the attached Type 1 Plan Set.

The Applicant-Property Owner, Kenmore & Barry LLC, maintains offices at 1643 North Milwaukee Avenue, Chicago, Illinois 60647.

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

Nicholas J. Ftikas
Attorney for the Applicant

***Please note the Applicant is <u>NOT</u> 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.**

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2027

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447

CHICAGOLANDSURVEYS@GMAIL.COM

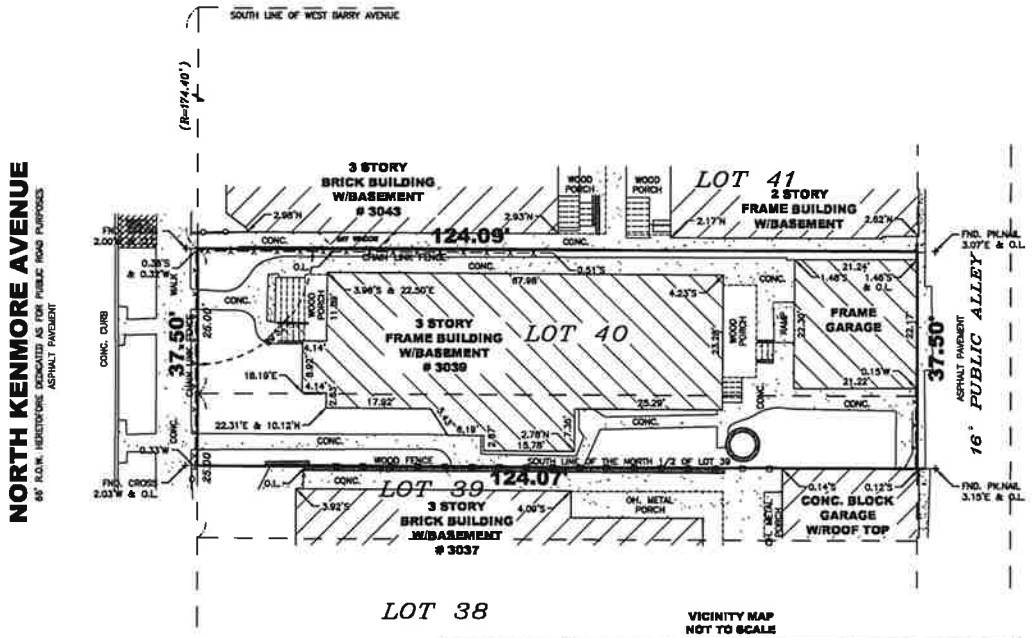
PLAT OF SURVEY

OF

LOT 40 AND THE NORTH 1/2 OF LOT 39 IN SUBDIVISION OF BLOCK 8 OF OUTLOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 3039 NORTH KENMORE AVENUE, CHICAGO, ILLINOIS

P.I.N. 14-29-210-006-0000



VICINITY MAP
NOT TO SCALE



LEGEND:

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.L.	ON LINE
—o—o—	WOOD FENCE
—x—x—x—	CHAIN LINK FENCE
—o—o—o—	IRON FENCE
	CONCRETE PAVEMENT
	PROPERTY LINE
— — —	LOT LINE

PROPERTY AREA = 4,653 SQ. FT.

FIELD WORK COMPLETED 4/18/2025

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.

20 0 20

SCALE: 1" = 20'

ORDERED BY: MIKE DECKER

FILE NO.: 149-65

THOMAS R. KROHN
035-003000
PROFESSIONAL LAND SURVEYOR
CHICAGO
ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES
11/30/2026

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18 TH. DAY OF APRIL 2025.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3000