CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3908 North Janssen Avenue, Chicago, IL

2. Ward Number that property is located in: 46

3. APPLICANT 3908 N Janssen, LLC

   ADDRESS 2131 West Division Street CITY Chicago

   STATE Illinois ZIP CODE 60622 PHONE 773-297-8560

   EMAIL joe@betancourtrealty.com CONTACT PERSON Joseph Betancourt

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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

   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: Joseph Betancourt, Manager

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

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): Approximately 25 ft. x 117 ft. (2,925 sq. ft.)

11. Current Use of the Property: The subject property is improved with a 2-story frame building containing three (3) residential units.

12. Reason for rezoning the property: to permit a new four-story, two (2) unit residential building to be constructed at the subject property.

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 develop the subject property with a new four-story, two (2) unit residential building. The proposed building will be masonry in construction and measure 42 ft.-11 inches in height (48 ft.-11 inches to the mean of the roof access room). The residential building will be supported by a detached two (2) car garage with a roof deck above it.

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 requirement for a Transit Served Location from one (1) parking space (50%) to two (2) parking spaces (100%), (17-13-1003-L) increase the allowable building height from 45 ft. to 48 ft.-11 inches, and (17-13-1003-P, Q and R) to not comply with the building façade standards and main door and entrance standards on a Pedestrian Street.

☒ **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 north side setback to zero, reduce the combined side setback total to 3 ft., reduce the rear setback to 13 ft.-8 inches, reduce the front setback to 8 ft., and 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

Joseph Betancourt, Manager of 3908 N Janssen, 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 1 day of MAY, 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
May 21, 2025

Chairman Walter Burnett, Jr.
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 **3908 North Janssen 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 **May 21, 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 1 day of MAY, 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**
May 21, 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 May 21, 2025, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District, on behalf of the Applicant and Property Owner, 3908 N Janssen, LLC, for the property located at **3908 North Janssen Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new four-story residential building containing two (2) dwelling units. The proposed building will be masonry in construction and measure 42 ft.-11 inches in height (48 ft.-11 inches to the mean of the roof access room). The subject property is a Transit Served Location and will be supported by two (2) off-street parking spaces within a detached garage at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-L, 17-13-1003-P, 17-13-1003-Q, 17-13-1003-R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the required front setback to 8 ft., reduce the required rear setback to 13 ft.-8 inches, reduce the north side setback to zero, reduce the combined side setback total to 3 ft., increase the off-street parking ratio for a Transit Served Location to 100% (two (2) parking spaces for two (2) residential units), increase the allowed height of the building to 48 ft.-11 inches, and to not comply with the building façade standards and main door and entrance standards on a Pedestrian Street.

The Applicant and Property Owner, 3908 N Janssen, LLC, maintains offices at 2131 West Division Street, Chicago, Illinois 60622.

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 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.**

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

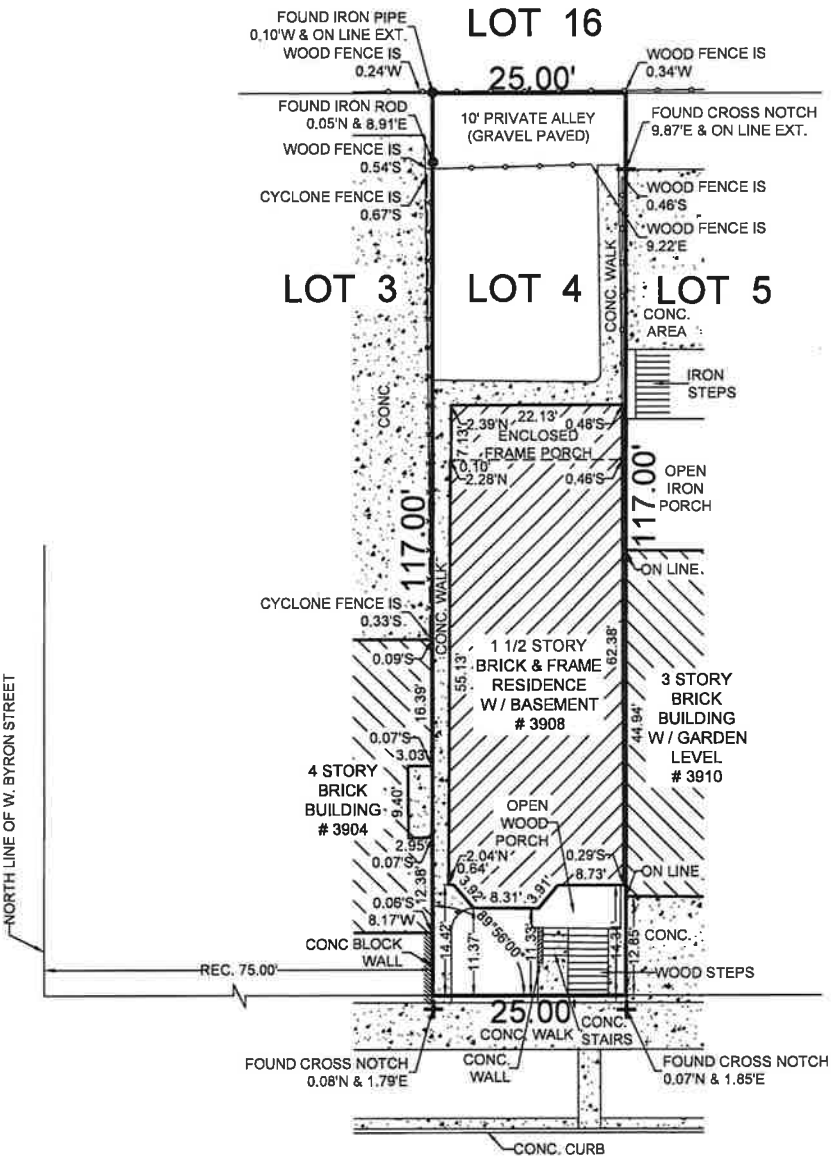
PLAT OF SURVEY

OF

LOT 4 IN THE RESUBDIVISION OF LOTS 14 AND 15 AND THE EAST 1/2 OF LOT 16 IN BLOCK 2 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 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: **3908 N. JANSSEN AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 20 - 101 - 040 - 0000



N. JANSSEN AVENUE

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

☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
BETANCOURT REALTY INC.
DATE : APRIL 28, 2025
SCALE : 1" = 15'
ORDER No.: 2025 - 32081

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)

COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
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 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.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025