

231757/
Intro Date
Sept. 23, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1933 North Winchester Avenue
2. Ward Number that property is located in: 32
3. APPLICANT Theus Property Holding - 1933 N. Winchester L.L.C.
ADDRESS 806 North Peoria Street CITY Chicago
STATE Illinois ZIP CODE 60642 PHONE 312-636-6937
EMAIL rolando@acostaegur.com CONTACT PERSON Rolando R. Acosta
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
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 Rolando R. Acosta
ADDRESS 1030 West Chicago Ave., 3rd Fl
CITY Chicago STATE Illinois ZIP CODE 60642
PHONE 312-636-6937 FAX EMAIL rolando@acostaegur.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: _____

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

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 3,000 sq. ft.

11. Current Use of the Property: 2.5 story residential building with 5 units and 2 parking spaces

12. Reason for rezoning the property: To bring the fifth unit on the property into conformance.

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 seeks to rezone the property to bring the fifth residential unit and a dormer addition, both existing on the property, into conformance. No expansion or additions to the existing building are proposed. The property will continue to contain five residential dwelling units with two parking spaces. The existing building height will remain at 29.0 feet.

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)

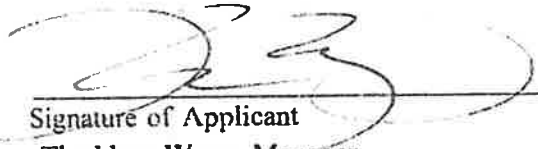
☒ **Administrative Adjustment 17-13-1003:** Applicant seeks all relief necessary as allowed by the Chicago Zoning Ordinance for the proposed project, including increasing the permitted unit count from four to five units under Section 17-13-1003-BB.

☐ **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.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Thaddeus Wong, 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
Thaddeus Wong, Manager

Subscribed and Sworn to before me this

14th day of SEPTEMBER, 20 26

Kimberly Suzanne Freeland
Notary Public



For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

September 23, 2026

Honorable Gilbert Villegas
Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

A line 332.00 feet north of and parallel to West Cortland Street; the public alley next west of and parallel to North Winchester Avenue; a line 308.00 feet north of and parallel to West Cortland Street; and North Winchester Avenue

and has the address of 1933 North Winchester Avenue, Chicago, Illinois.

The undersigned certifies that the notice contained the address and description 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 September 23, 2026.

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 property is a complete list containing the names and addresses of the people required to be served.



By: Rolando R. Acosta

Subscribed and sworn to before me this September 23, 2026.



Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

September 23, 2026

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 23, 2026, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District on behalf of Theus Property Holding – 1933 N. Winchester L.L.C. (the “Applicant”) for the property located at 1933 N. Winchester Avenue, Chicago, Illinois. The property is bounded by:

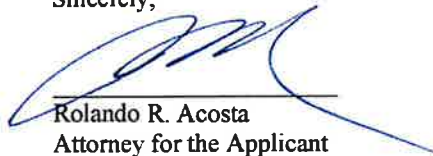
A line 332.00 feet north of and parallel to West Cortland Street; the public alley next west of and parallel to North Winchester Avenue; a line 308.00 feet north of and parallel to West Cortland Street; and North Winchester Avenue

The subject property is improved with a 2.5 story residential building containing 5 residential dwelling units with 2 parking spaces. Four of the existing units are grandfathered and the fifth unit is not currently grandfathered or allowed by the existing zoning. The Applicant proposes to rezone the property to authorize the fifth existing residential unit and a previously erected dormer on the roof of the building. No new additions or enlargements of the existing building are proposed. The proposed rezoning is being sought as a Type 1 rezoning and as part of the Type 1 rezoning the Applicant also seeks an administrative adjustment to reflect existing conditions by increasing the permitted unit count from four units to five units under Section 17-13-1003-BB. The height of the building is and will remain at 29.0 feet.

The Applicant is owner of the property and is located at 806 North Peoria Street, Chicago, IL 60642. Inquiries related to this matter may be directed to the undersigned at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642; email: rolando@acosteezgur.com; or telephone: 312-636-6937.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250.00 feet of the property to be rezoned.

Sincerely,



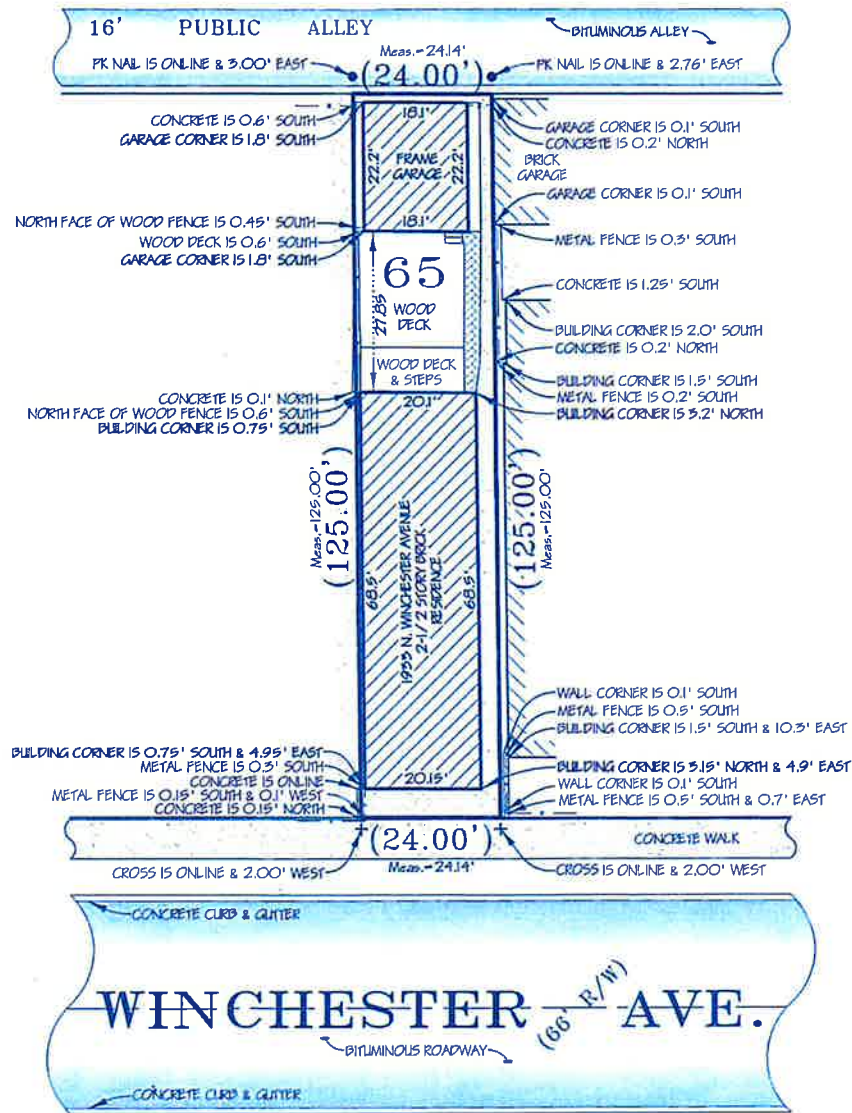
Rolando R. Acosta
Attorney for the Applicant

SURVEY LEGEND
 • Monumentation Found
 • Monumentation Set (IRLS 35-2551)
 (50') Record Dimension
 —X— Fence Line

PLAT OF SURVEY

LOT 65 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 3,018 SQ.FT.



CARRADUS

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 24th DAY OF March A.D. 2026
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2026.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

PREPARED BY: BURKE, WARREN, MACKAY & SERRITELLA, P.C.
 DRAWN BY: JW DATE OF FIELD WORK: 03/24/26 SCALE: 1" = 20' FIELD BOOK: 48-00 PROJECT NO: 43268