CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   4516 West Fullerton Avenue

2. Ward Number that property is located in: 31

3. APPLICANT Martha Gonzalez

   ADDRESS 4516 West Fullerton Avenue CITY Chicago

   STATE Illinois ZIP CODE 60639 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES [X] 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 Ximena Castro- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60304

   PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaezgur.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? 10/06/2014

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

9. Present Zoning District: B1-1 Proposed Zoning District: C1-1

10. Lot size in square feet (or dimensions): 3,320.5 square feet

11. Current Use of the Property: two story mixed use building with ground floor commercial space that includes dog grooming use, two units on the second floor, and two surface rear parking spaces

12. Reason for rezoning the property: to allow dog kennel and dog day care use on the ground floor as part of the existing commercial space

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 property is improved with a two-story mixed-use building with approximately 800 square feet of ground floor commercial space that includes a dog grooming use business, two units on the second floor, and two surface rear parking spaces. The Applicant is rezoning the property to allow a kennel and day care use as part of the existing dog grooming business. The height of the building and parking will remain.

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:** _____

☐ **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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

Martha Gonzalez, 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

6th day of June, 2025

Notary Public

OFFICIAL SEAL
JACQUELINE MONDRAGON CASTANEDA
Notary Public, State of Illinois
Commission No 990889
My Commission Expires May 16, 2028

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

June 18, 2025

Chairman Burnett
Committee on Zoning, Landmarks, and Building Standards
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, 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:

> the public alley next north of and parallel to West Fullerton Avenue; a line 159.54 feet west of and parallel to North Kilbourn Avenue; West Fullerton Avenue; and a line 184.54 feet west of and parallel to North Kilbourn Avenue

and has the address of 4516 West Fullerton Avenue, Chicago, Illinois 60639.

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 June 18, 2025.

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: Ximena Castro

Subscribed and sworn to before me this 18th of June 2025.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

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

June 18, 2025

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 June 18, 2025, the undersigned will file an application for a change in zoning from an B1-1 to C1-1, on behalf of Martha Gonzalez (the "Applicant") for the property located at 4516 West Fullerton Avenue, Chicago, Illinois 60639. The property is bounded by:

> the public alley next north of and parallel to West Fullerton Avenue; a line 159.54 feet west of and parallel to North Kilbourn Avenue; West Fullerton Avenue; and a line 184.54 feet west of and parallel to North Kilbourn Avenue.

The property is improved with a two-story mixed-use building with approximately 800 square feet of ground floor commercial space that includes a dog grooming use business, two units on the second floor, and two surface rear parking spaces. The Applicant is rezoning the property to allow a kennel and day care use as part of the existing dog grooming business. The height of the building and parking will remain.

The Applicant is located at 46 Windsor Drive, Oak Brook, Illinois 60523. The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at ximena@acostaezgur.com.

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,

Ximena Castro
Zoning Attorney for the Applicant

OFFICE:
11836 S. Western Avenue
Chicago, Illinois 60643
P.O. Box 43559
Tel: (773) 233-8510
Fax: (773) 233-0849

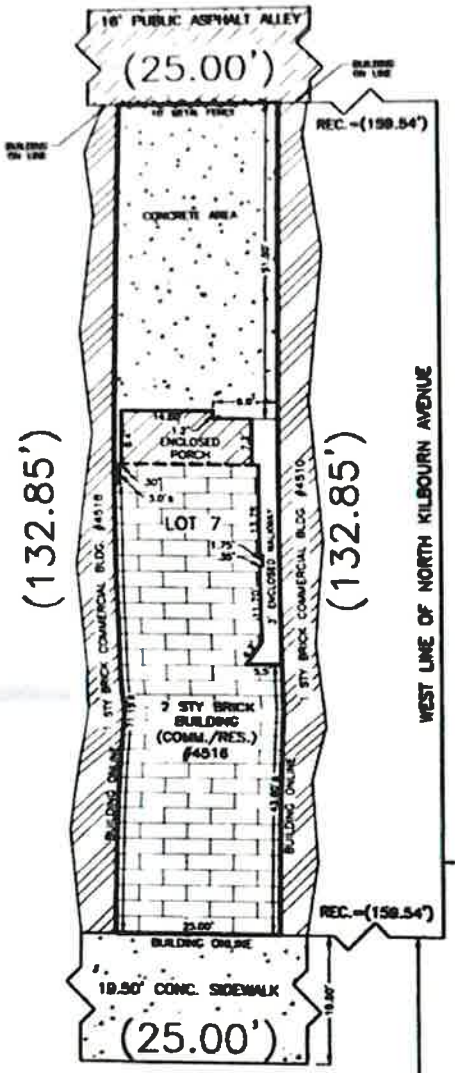
PLAT OF SURVEY

L.R. Pass & Associates, P.C.
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage Inspection
Condominiums
Land Development
Legal Descriptions

LOT 7 IN BLOCK 26 IN W.H. WHITE'S RESUBDIVISION OF BLOCK 15 AND 26 IN S.S. HAYE'S KELVYN GROVE ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 4518 N. FULLERTON AVENUE; CHICAGO, ILLINOIS.)









LEGEND	
o	"MAG" NAIL SET
o	SET IRON PIPE
•	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 9/23/09
P. I. N.: 13-27-328-025-0000
BOOK NO.: G.P.
SURVEYOR: S.S.
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 09SEPT-889
SCALE: 1" = 20 FEET
ORDERED BY: PERMEX REMODELING
MEMBER: I. P. L. S. A.
A. C. S. M.

B.A. © 2009 L.R. PASS & ASSOCIATES, P.C. ALL RIGHTS RESERVED

COMPARE ALL POINTS BEFORE BUILDING, AND NO DIMENSIONS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

L.R. PASS & ASSOCIATES, P.C. PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF SEPTEMBER, 20 09.

LICENSE EXPIRATION DATE: 11/30/10