#22823TJ
Intro Date:
July 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1923 South Jefferson Street

2. Ward Number that property is located in: 25

3. APPLICANT KEY DEVELOPMENT GROUP LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] 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: Alfredo Figueroa, Oscar Peña

7. On what date did the owner acquire legal title to the subject property? 2025

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

9. Present Zoning District: C1-2 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 3,882.5 square feet

11. Current Use of the Property: vacant lot

12. Reason for rezoning the property: to 1) increase parking from two to four spaces for a TSL property; 2) to increase the front yard setback for a property with pedestrian street requirements; 3) to lower the MLA to allow four units on the property and applicant to seek, all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

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 a vacant lot located in a Transit Served Location within 2,640 feet to the Halsted METRA station. The Applicant proposes to rezone the property to allow a four-story residential building (approx. 44'-10" height) with four units, four bicycle spaces, and a detached two car garage. Further, the Applicant will seek all available relief under a Type 1 application pursuant to section 17-13-0300(D) to 1) increase parking from two to four spaces for a TSL property; 2) to increase the front yard setback for a property with pedestrian street requirements; 3) to lower the MLA to allow four units on the property and to seek all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D).

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.** 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(2) to allow an increase in parking for properties in a Transit Served Location to a qualifying train station from two required parking spaces to four spaces; 2) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-P to allow a 6'-9" front yard setback versus a maximum of 5' as required per section 17-3-0504-B; and 3) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-A to allow a reduction in MLA by 117.5 square feet to allow a fourth unit.

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~~ DuPage
STATE OF ILLINOIS

KEY DEVELOPMENT GROUP 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
By: Alfredo Figueroa,
Manager of Applicant

Subscribed and Sworn to before me this
30th day of June , 2025

Qurbat Pirzada
Notary Public

Official Seal
QURBAT PIRZADA
Notary Public, State of Illinois
Commission No. 900095
My Commission Expires August 21, 2027

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

July 16, 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:

> A line 150.0 feet north of and parallel to West Cullerton Street; the public alley next east of and parallel to South Jefferson Street; a line 125.0 feet north of and parallel to West Cullerton Street; and South Jefferson Street

and has the address of 1923 South Jefferson Street, Chicago, Illinois 60616.

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 July 16, 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 16th of July 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

July 16, 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 July 16, 2025, the undersigned will file an application for a change in zoning from a C1-2, Neighborhood Commercial District to a B2-2, Neighborhood Mixed-Use District on behalf of KEY DEVELOPMENT GROUP LLC (the "Applicant") for the property located at 1923 South Jefferson Street, Chicago, Illinois 60616. The property is bounded by:

> A line 150.0 feet north of and parallel to West Cullerton Street; the public alley next east of and parallel to South Jefferson Street; a line 125.0 feet north of and parallel to West Cullerton Street; and South Jefferson Street.

The property is a vacant lot located in a Transit Served Location within 2,640 feet to the Halsted METRA station. The Applicant proposes to rezone the property to allow a four-story residential building (approx. 44'-10" height) with four units, four bicycle spaces, and a detached two car garage.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(2) to allow an increase in parking for properties in a Transit Served Location to a qualifying train station from two required parking spaces to four spaces; 2) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-P to allow a 6'-9" front yard setback versus a maximum of 5' as required per section 17-3-0504-B; and 3) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-A to allow a reduction in MLA by 117.5 square feet to allow a fourth unit.

The Applicant is located at [redacted] 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

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 413 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATE@ATT.NET

SCALE: 1" = 20'

1" 10' 20'

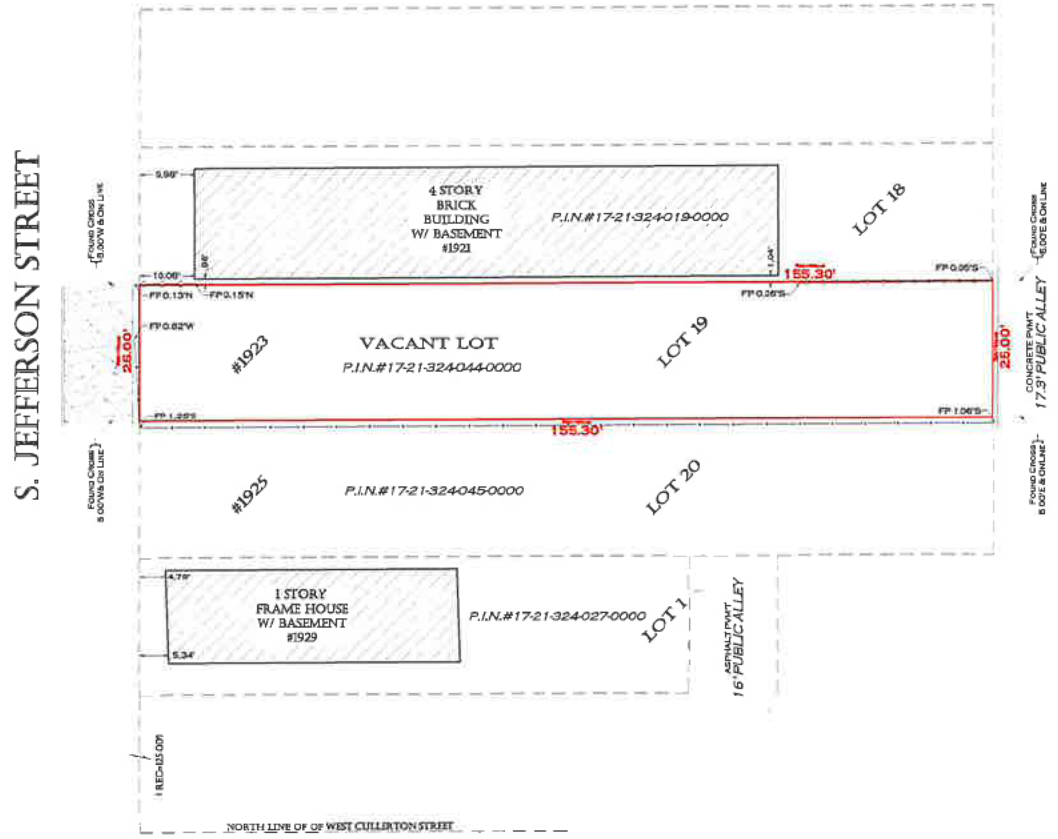
R&R SurveyorS,LTD.

PLAT OF SURVEY

LOT 19 IN AYRES AND HAMILTO'S SUBDIVISION OF PART OF THE NORTH 3 ACRES OF LOT 2 IN BLOCK 37 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND SO MUCH OF THE SOUTHEAST ¼ AS LIES WEST OF THE SOUTHBRANCHOF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1923 S. JEFFERSON STREET, CHICAGO, ILLINOIS.

P.I.N.#17-21-324-044-0000



NOTE:
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
-THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
-DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
-COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 25-7571

DATE: 3/1/2025

ORDERED BY: ALEX DEMCHENKO

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

STATE OF ILLINOIS }ss.
COUNTY OF MCHENRY
I, ROY G. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS March 3, 2025

BY: Roy G. Lawniczak

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