CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   6743 South Honore Street

2. Ward Number that property is located in: 16

3. APPLICANT Rosa Rodiles

   ADDRESS 6743 South Honore Street CITY Chicago

   STATE Illinois ZIP CODE 60636 PHONE 815-215-2076

   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 60642

   PHONE 815-215-2076 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: _____

7. On what date did the owner acquire legal title to the subject property? July 2025
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 3,108.5 square feet
11. Current Use of the Property: Two flat residential building

12. Reason for rezoning the property: To legalize the second floor dwelling unit for a total of two units on the property, to legalize an as-built rear two story addition and an as-built 2nd story addition to the existing two flat building.

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 two flat building (approx. 22'-10" height) and no parking. The Applicant seeks to rezone the property to legalize the second floor dwelling unit for a total of two units on the property, to ~~legalize an as-built rear two story addition and an as-built 2nd story addition to the existing two flat building. Two~~ surface parking spaces will be provided. The height will remain. The Applicant will seek all setback relief as needed.

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

Rosa Rodiles, 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.

Rosa Rodiles
Signature of Applicant

Subscribed and Sworn to before me this
30th day of October, 2027

Official Seal
OCTAVIA IVY HUTCHISON
Notary Public, State of Illinois
Commission No. 984077
My Commission Expires December 27, 2027

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

November 14, 2025

Chairman, Committee on Zoning
City Hall
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 180.71 feet north of and parallel to West 68th Street; the public alley next east of and parallel to South Honore Street; a line 155.71 feet north of and parallel to West 68th Street; and South Honore Street

and has the address of 6743 South Honore Street, Chicago, Illinois 60636.

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 November 14, 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 November 14, 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

November 14, 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 November 14, 2025, the undersigned will file an application for a change in zoning from a RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on behalf of Rosa Rodiles (the "Applicant") for the property located at 6743 South Honore Street, Chicago, Illinois 60636. The property is bounded by:

> a line 180.71 feet north of and parallel to West 68th Street; the public alley next east of and parallel to South Honore Street; a line 155.71 feet north of and parallel to West 68th Street; and South Honore Street.

The property is improved with two flat building (approx. 22'-10" height) and no parking. The Applicant seeks to rezone the property to legalize the second floor dwelling unit for a total of two units on the property, to legalize an as-built rear two story addition and an as-built 2nd story addition to the existing two flat building. Two surface parking spaces will be provided. The height will remain. The Applicant will seek all setback relief as needed.

The Applicant is located at 6743 South Honore Street, Chicago, Illinois 60636. 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

ENGINEERING SURVEY
TOPOGRAPHY
BOUNDARY
ALTA & MORTGAGE
CONDOMINIUM

HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
10848 SOUTH HALSTED STREET, CHICAGO, ILLINOIS 60628
TEL. 773 253-8539 CELL.: 708 785-1985 FAX: 773 253-8271
www.hyltondonaldson.com e-mail: hdonaldsonassoc@gmail.com

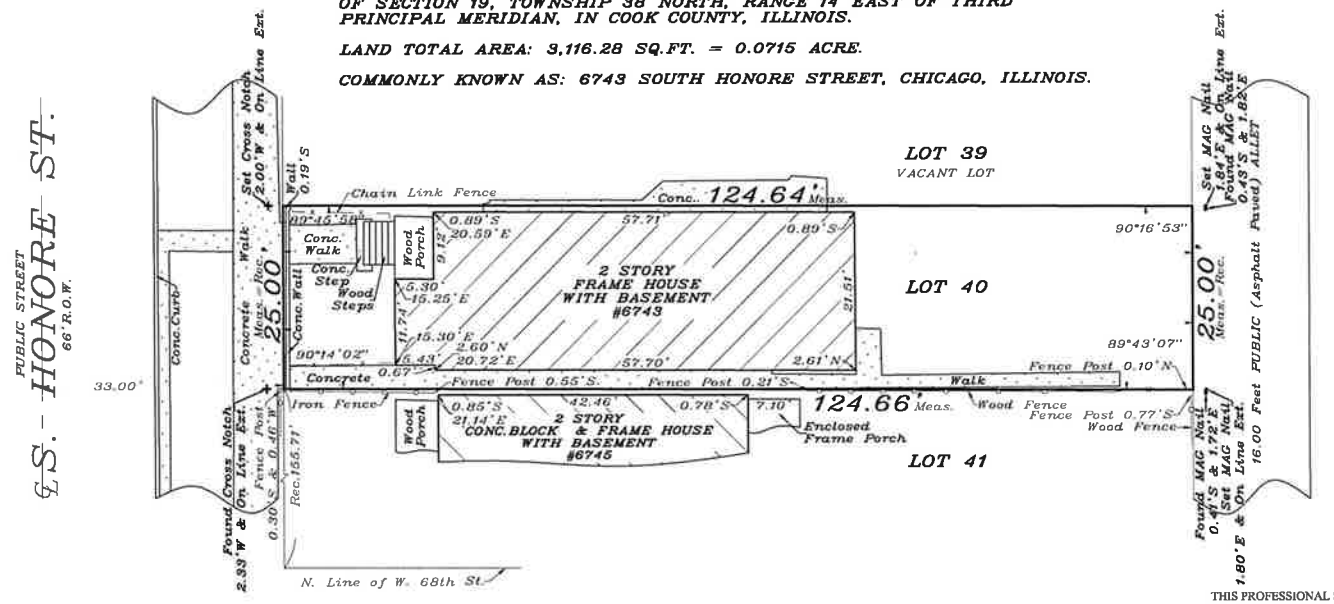
PLAT OF SURVEY

OF

LOT 40 IN ENGLEWOOD ON THE HILL FIRST ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3,116.28 SQ.FT. = 0.0715 ACRE.

COMMONLY KNOWN AS: 6743 SOUTH HONORE STREET, CHICAGO, ILLINOIS.



LEGEND:

Meas. – Measured
Rec. – Record
Ø – Utility Pole

NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 2024-4396

Scale: 1 inch = 16 feet.

Date of Completion of Field Work: September 7, 2024

Ordered by: Rosa Rodiles

HYLTON E. DONALDSON 035-002819 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GARY, INDIANA

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF INDIANA)
COUNTY OF LAKE) S.S.

I, HYLTON E. DONALDSON, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Date: September 10, 2024

Hylton E. Donaldson

Hylton E. Donaldson, Professional Land Surveyor No. 035-002819, State of Illinois
My License Expires on November 30, 2024.