CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1449-53 North Sedgwick Street

2. Ward Number that property is located in: 27

3. APPLICANT 1453 N Sedgwick LLC

ADDRESS 3238 N. Kilbourn Ave., Unit 2 CITY Chicago

STATE IL ZIP CODE 60641 PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Sedgwick Properties LLC

ADDRESS 1343 N. Wells St., Apt 2 CITY Chicago

STATE IL ZIP CODE 60610 PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Michael Ezgur

ADDRESS 1030 W. Chicago Ave., 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-327-3350 FAX _____ EMAIL michael@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: Lester Lis, Jiakun Xin

7. On what date did the owner acquire legal title to the subject property? April 2017

8. Has the present owner previously rezoned this property? If yes, when? Yes, 4/19/2023

9. Present Zoning District: B2-5 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 5110 sq. ft.

11. Current Use of the Property: The subject property is improved with two, two-story residential buildings each containing three dwelling units and no parking spaces.

12. Reason for rezoning the property: To improve the property with a new, five-story, 27-unit residential 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 Applicant proposes to demolish the existing improvements and construct a five-story residential building with 27 units and no automobile parking spaces. 30 bicycle parking spaces will be provided. No commercial space is proposed. The height of the building will be 65.83 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:**

☒ **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.**

The Applicant seeks all relief as needed and as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the required rear-yard setback from 30 feet to 12.2 feet; 2) a variation under section 17-13-1101-D to reduce the required number of loading spaces from one to zero; and 3) a variation under section 17-13-1101-R to reduce the minimum lot area per dwelling standards by not more than by 10%, in this case 5.37%.

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 [X] NO [ ]

COUNTY OF COOK
STATE OF ILLINOIS

1453 N Sedgwick 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
Lester Lis, Manager

Subscribed and Sworn to before me this
05 day of September, 20 25

Estela Richards
Notary Public

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

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

September 25, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: Rezoning of 1449-53 North Sedgwick Street ("Property"):

Dear Zoning Administrator Murphey:

Sedgwick Properties LLC is the owner ("Owner") of the above referenced Property. The Owner has authorized 1453 N Sedgwick LLC ("Applicant") to file an application to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,

Sedgwick Properties LLC
By: Jiakun Xin, Manager

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

September 25, 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 September 25 2025, the undersigned will file an application for a change in zoning from a B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District as a Type 1 Map Amendment on behalf of 1453 N Sedgwick LLC (the "Applicant") for the property located at 1449-53 North Sedgwick Street. The property is bounded by:

> a line 666.38 feet south of and parallel to West North Avenue; a line 102.20 feet east of and parallel to North Sedgwick Street; a line 716.38 feet south of and parallel to West North Avenue; and North Sedgwick Street

The subject property is improved with two, two-story residential buildings each containing three dwelling units and no parking spaces. The Applicant proposes to demolish the existing improvements and construct a five-story residential building with 27 units and no automobile parking spaces. 30 bicycle parking spaces will be provided. No commercial space is proposed. The height of the building will be 65.83 feet. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code, for the proposed project, including: 1) a variation under section 17-13-1101-B to reduce the required rear-yard setback from 30 feet to 12.2 feet; 2) a variation under section 17-13-1101-D to reduce the required number of loading spaces from one to zero; and 3) a variation under section 17-13-1101-R to reduce the minimum lot area per dwelling standards by not more than by 10%, in this case 5.37%.

The Property is owned by Sedgwick Properties LLC, located at 1343 N. Wells St., Apt 2, Chicago, IL 60610. The Applicant is located at 3238 N. Kilbourn Ave., Unit 2, Chicago, IL 60641. The contact person for this application is Michael Ezgur, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at michael@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 feet of the property to be rezoned.

Sincerely,



Michael Ezgur
Attorney for Applicant

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

September 25, 2025

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, 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 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 666.38 feet south of and parallel to West North Avenue; a line 102.20 feet east of and parallel to North Sedgwick Street; a line 716.38 feet south of and parallel to West North Avenue; and North Sedgwick Street

and has the address of 1449-53 North Sedgwick Street

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 25, 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: Michael Ezgur

Subscribed and sworn to before me this September 25, 2025.

Estela Richards
Notary Public

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

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

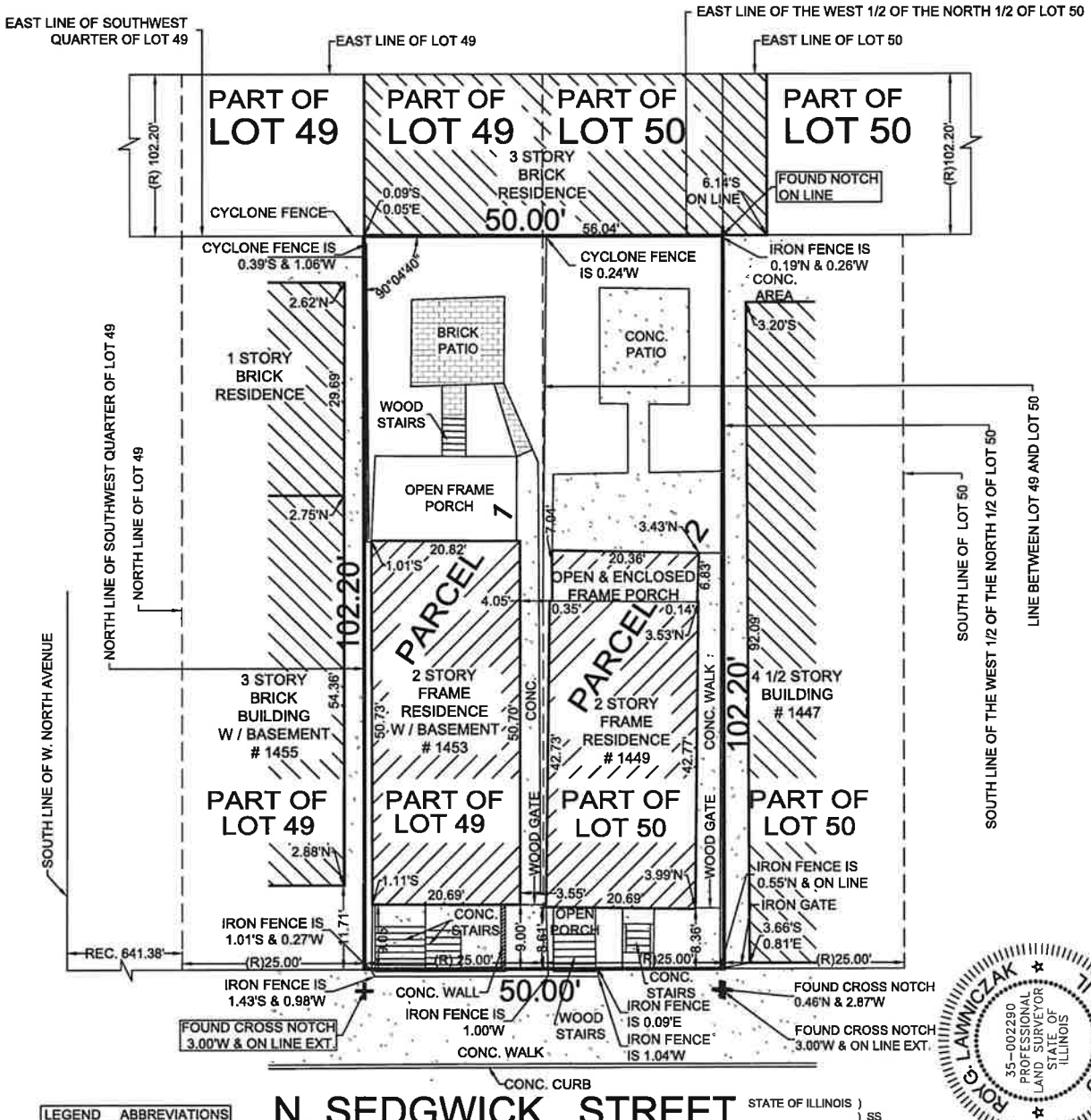
PLAT OF SURVEY

OF

THE SOUTHWEST QUARTER OF LOT 49 AND THE WEST 1/2 OF THE NORTH 1/2 OF LOT 50 IN OGDEN'S SUBDIVISION OF THE WEST HALF OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127, 128, 129, 130, 131, 132, 133, 134 AND 137 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1449-1453 N. SEDGWICK STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 17 - 04 - 200 - 019 - 0000 (PARCEL 1)
17 - 04 - 200 - 020 - 0000 (PARCEL 2)



LEGEND	ABBREVIATIONS
(R)	RECORD DATA

REVISED: SEPTEMBER 16, 2025
REVISED: APRIL 9, 2025
UPDATED: MARCH 27, 2025
UPDATED: NOVEMBER 8, 2022

☐ 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:
ACOSTA EZGUR, LLC
DATE : OCTOBER 26, 2020
SCALE : 1" = 15'
ORDER No.: 2020 - 28139

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, REG. ILL. LAND SURVEYOR NO. 35 - 2290

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

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.
DATE OF FIELDWORK: MARCH 27, 2025
DATE OF PLAT: MARCH 31, 2025

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