#23100-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2878-80 South Throop Street / 2900-0 South Lyman Street

2. Ward Number that property is located in: 11

3. APPLICANT Andrew Mack and Diane Mack

ADDRESS 2878 South Throop Street CITY Chicago

STATE IL ZIP CODE 60608 PHONE (312) 636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando Acosta

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

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 Acosta- Acosta Ezgur, LLC

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE IL ZIP CODE 60642

PHONE (312) 636-6937 FAX EMAIL rolando@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? March 2024.

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

9. Present Zoning District: RS-3 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 2,875 square feet

11. Current Use of the Property: a two story mixed use building (12.0' approximate height) that includes vacant ground floor commercial space, one second floor residential unit, and one indoor parking space

12. Reason for rezoning the property: To legalize ground floor commercial use

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 Applicants seek to rezone the property to legalize ground floor commercial use (approximately 2,000 square feet). There are no building additions proposed. The residential unit, existing height, and one parking space 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

Diane Mack, 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.

Diane Mack

Signature of Applicant

Subscribed and Sworn to before me this

02 day of June, 20 26

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: _____

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

Andrew Mack, 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.

Andrew Mack
Signature of Applicant

Subscribed and Sworn to before me this

02 day of June, 20 26

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: _____

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

June 17, 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 March 18, 2026, the undersigned will file an application for a change in zoning from a RS-3, Residential Single-Unit (Detached House) District to a B2-2, Neighborhood Mixed-Use District on behalf of Andrew Mack and Diane Mack (the "Applicants") for the property located at 2878-80 South Throop Street / 2900-0 South Lyman Street, Chicago, IL 60608. The Property is bounded by:

> South Throop Street; West Lyman Street; a line 115.00 feet southwesterly of and parallel to South Throop Street; and a line 25.00 feet northwesterly of and parallel to West Lyman Street.

The subject property is improved with a two story mixed-use building (12.0' approximate height) built in the 1870's that includes vacant ground floor commercial space that previously included a funeral home for many years and later a small event space. The second floor includes one residential unit. There is an attached one-car garage. The Applicants seek to legalize ground floor commercial use (approximately 2,000 square feet) to allow uses consistent with those allowed in a B2 zoned districts. The existing second floor unit will remain. There will be no additions to the building. The existing building height and parking will remain.

The Applicants are located at 2878 South Throop Street, Chicago, IL 60608. The Applicants are the owners of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 and at rolando@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,

Rolando R. Acosta, Attorney for the Applicant

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

June 17, 2026

Chairman Villegas
Committee on Zoning
City Hall
121 North LaSalle Street
Chicago, IL 60602

Dear Chairman,

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:

> South Throop Street; West Lyman Street; a line 115.00 feet southwesterly of and parallel to South Throop Street; and a line 25.00 feet northwesterly of and parallel to West Lyman Street

and has the address of 2878-80 South Throop Street / 2900-0 South Lyman Street, Chicago, IL 60608.

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 17, 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: Ximena Castro

Subscribed and sworn to before me this June 17, 2026.

Estela Richards
Notary Public

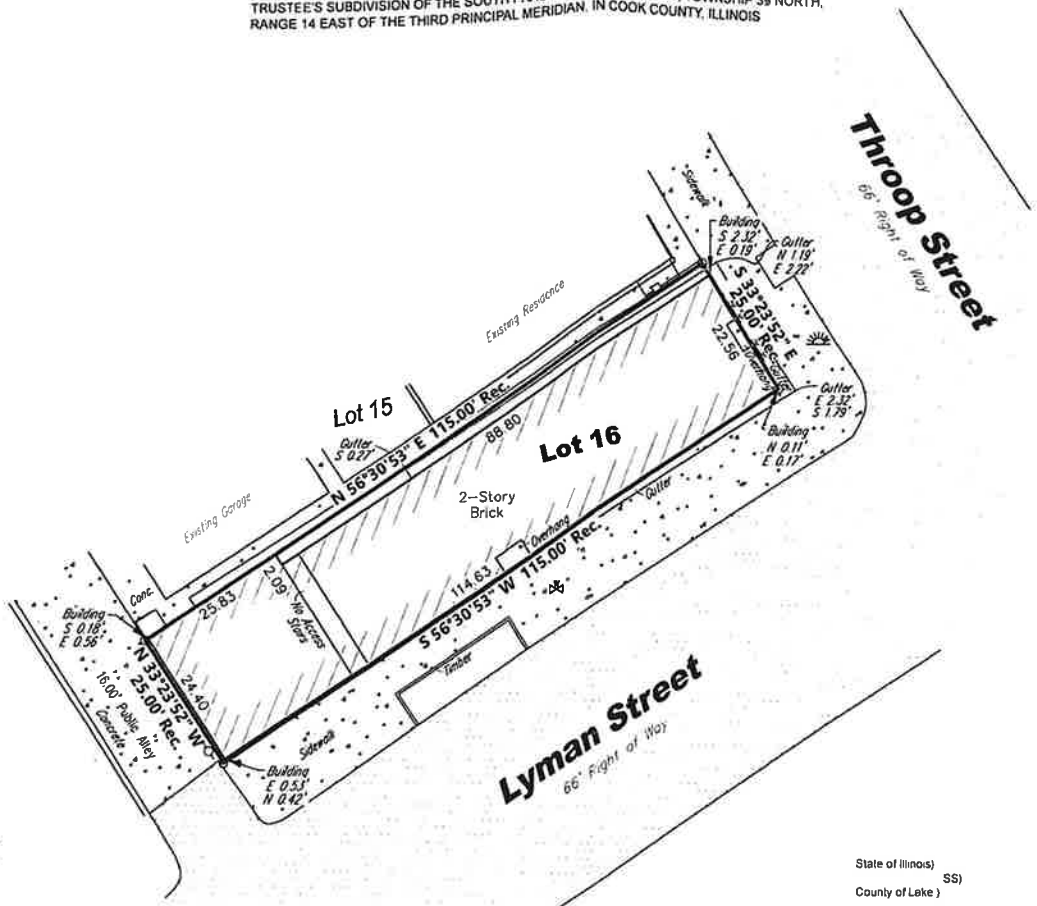
Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

PLAT OF SURVEY

LOT SIXTEEN IN SEAVERN'S SUBDIVISION OF LOT FOUR IN BLOCK TWENTY-FIVE IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

N

Scale: 1" = 20'



Legend

- O Monument to be Set
- ● Found Iron Pipe
- X Found Cross
- Light
- Water Valve
- Utility Pole

Surveyor Notes

1 Field Work Completed on 3-19-2024

2 Prepared for Braun & Rich, for real estate transaction

3 Site Address 2878 S. Throop Street, Chicago, IL 60608

4 Pin No 17-29-412-063

5 The easements shown hereon are provided from the current title and the use of the recorded subdivision plat

6 This plat was prepared with the aid of the current title commitment issued by First American Title Insurance Company No FD-24-0130, dated February 14, 2024

7 Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once

8 Auto Cad Files will not be released under this contract

9 The utilities as shown on this drawing were developed from visible observations only

10 All building dimensions and ties are to the current siding material and not to the foundation

11 No boundary corners were set at time of field survey Boundary corners will be set a later date

12 Bearings are assumed

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of the survey.

Given under my hand and seal this 19th day of March, A.D. 2024 at Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-24

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Drafted By : BTK	Field Work : KJ		
Drawing Revisions			
REVISION			Date

Field Work Completed: 3-19-2024
Scale: 1" = 20' | Date: 3-19-2024

Site Address:
2878 S. Throop Street
Chicago, Illinois

Land Surveying Services, Inc.
1102 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax (847)847-1276
Professional Design Firm License No. 184-003632

Job Number
LS240243

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY