CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1830-1832 West 22nd Place

2. Ward Number that property is located in: 25

3. APPLICANT GUZMAN 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 _____

   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: Ramon Guzman

7. On what date did the owner acquire legal title to the subject property? 02/2022

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-5.5

10. Lot size in square feet (or dimensions): Lot 35: 24x100= 2,400 square feet / Lot 36: 24x100=2,400 square feet

11. Current Use of the Property: one zoning lot with two parcels: Lot 35 and Lot 36.
Lot 35: improved with a 3.5 story residential front building with three dwelling units and two story rear residential building with one dwelling unit and two parking spaces.
Lot 36: improved with a two car garage

12. Reason for rezoning the property: to allow the subdivision of the zoning lot to allow the owner to apply for permits to legalize existing dwelling units and to construct a new 4.5 story five dwelling unit 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 seeks to rezone the property to subdivide the zoning lot into two individual zoning lots (Lot 35 and Lot 36). The rezoning will allow the Applicant to legalize the three existing units on Lot 35's front building and one existing unit on the rear building and to seek parking relief under the Transit Served Location guidelines. The heights of the front and rear building on Lot 35 will remain the same. Two existing parking spaces on Lot 35 will remain and no parking will be added. The rezoning also will allow the Applicant to construct on Lot 36 a 4.5 story residential building with five dwelling units and to seek parking relief under the transit Served Location guidelines. The proposed zoning height for Lot 36 will be 47.0 feet. Two existing parking spaces on Lot 36 will remain and no parking will be added.

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.** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans including 1) an optional variation under section 17-13-1003-EE to reduce the front yard setback on Lot 35 required under section 17-2-0305(B) from 12.0 feet to zero; 2) an optional variation under section 17-13-1101-B to reduce the required combined side yard setback for Lot 35 under section 17-2-0309-A from 4.8 feet to zero; 3) an optional variation under section 17-13-1101-B to reduce the required east and west side setbacks for Lot 35 under section 17-2-0309-A from 2.0 feet to zero; 4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 35 under section 17-2-0306-C from 30.0 feet to zero; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 1 required parking space for the illegal rear building unit to zero spaces for Lot 35 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B; 6) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 36 under section 17-2-0305(B) from 12.0 feet to 7.75 feet; 7) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 36 under section 17-2-0306-C from 30.0 feet to 28.0 feet; 8) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce three required parking spaces to two spaces for Lot 36 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B.

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

GUZMAN 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: Ramon Guzman Jr.
Manager of the Applicant

Florida Duval

Subscribed and Sworn to before me this

5th day of September , 2025

by RAMON GUZMAN Driver License used for ID.

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 600538
Expires on November 11, 2028

Notary Public Ashley Postell

Notarized remotely online using communication technology via Proof.

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

September 25, 2025

Chairman Burnett
Committee on Zoning, Landmarks & 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 22nd Place; a line 294.0 feet east of and parallel to South Wolcott Avenue; West 22nd Place; and a line 246.0 feet east of and parallel to South Wolcott Avenue

and has the address of 1830 – 1832 West 22nd Place, Chicago, Illinois 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 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.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

Subscribed and sworn to before me this 25th day of September 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

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 current RS-3, Residential Single-Unit (Detached House) District to a RM-5.5, Residential Multi-Unit District on behalf of GUZMAN DEVELOPMENT GROUP LLC (the "Applicant") for the property located at 1830 – 1832 West 22nd Place, Chicago, Illinois 60608. The property is bounded by:

> the public alley next north of and parallel to West 22nd Place; a line 294.0 feet east of and parallel to South Wolcott Avenue; West 22nd Place; and a line 246.0 feet east of and parallel to South Wolcott Avenue.

The property is comprised of one zoning lot that includes two parcels: Lot 35 and Lot 36. Lot 35 is improved with a 3.5 story residential front building (approx. 45.0 feet height) with three dwelling units and 2 story rear residential building (approx. 45.0 feet height) with one dwelling unit and two parking spaces. Lot 36 is improved with a two car garage. The Applicant seeks to rezone the property to subdivide the zoning lot into two individual zoning lots: Lot 35 and Lot 36. The rezoning will allow the Applicant to legalize the three existing units on Lot 35's front building and one existing unit on the rear building and to seek parking relief under the Transit Served Location guidelines. The heights of the front and rear building on Lot 35 will remain the same. Two existing parking spaces on Lot 35 will remain and no parking will be added. The rezoning also will allow the Applicant to construct on Lot 36 a 4.5 story residential building with five dwelling units and to seek parking relief under the transit Served Location guidelines. The proposed zoning height for Lot 36 will be 47.0 feet. Two existing parking spaces on Lot 36 will remain and no parking will be added.

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) and including: 1) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 35 under section 17-2-0305(B) from 12.0 feet to zero; 2) an optional variation under section 17-13-1101-B to reduce the required combined side yard setback for Lot 35 under section 17-2-0309-A from 4.8 feet to zero; 3) an optional variation under section 17-13-1101-B to reduce the required east and west side setbacks for Lot 35 under section 17-2-0309-A from 2.0 feet to zero; 4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 35 under section 17-2-0306-C from 30.0 feet to zero; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 1 required parking space for the illegal rear building unit to zero spaces for Lot 35 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B; 6) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 36 under section 17-2-0305(B) from 12.0 feet to 7.75 feet; 7) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 36 under section 17-2-0306-C from 30.0 feet to 28.0 feet; 8) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce three required parking spaces to two spaces for Lot 36 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B.

The Applicant is the Owner of the property and has a business address at [redacted] The contact person for this application is Ximena Castro, with a business address at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or 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 feet of the property

Sincerely,

Ximena Castro, Zoning Attorney for the Applicant

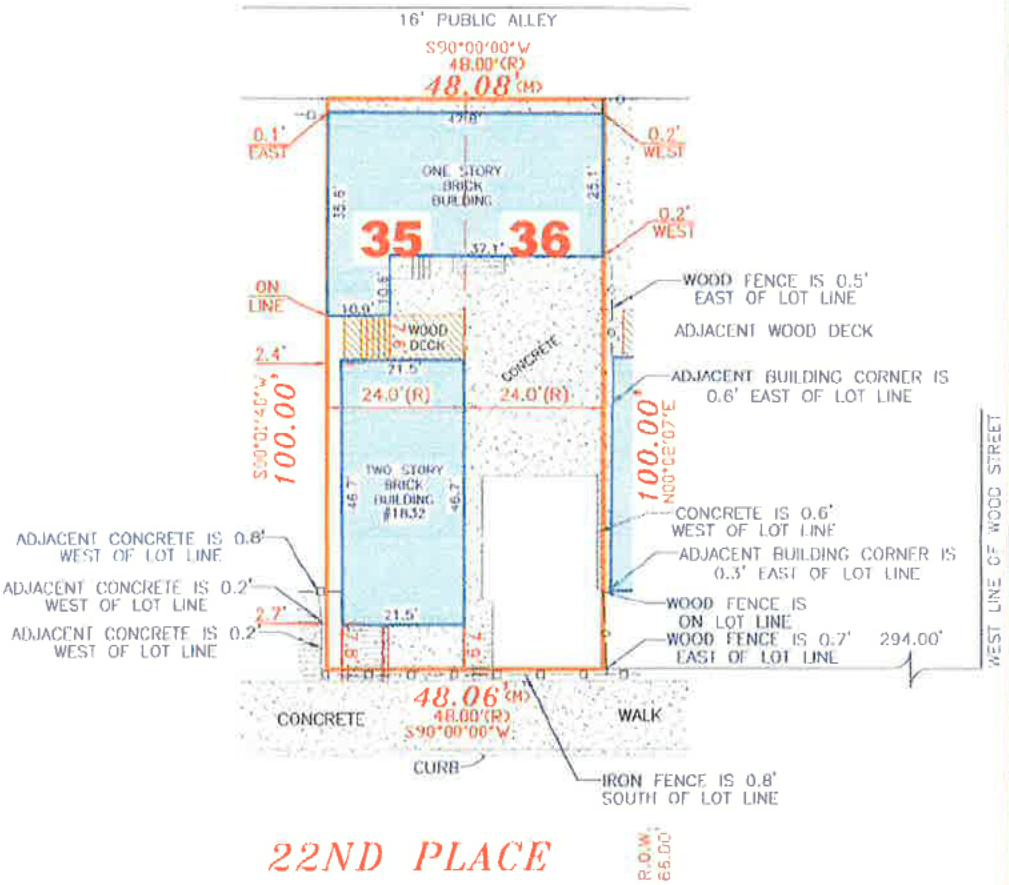
PLAT OF SURVEY

OF

LOTS 35 AND 36 IN BLOCK 3 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1830-1832 W. 22ND PLACE

NOTE:
(D)= DEED
(R)= RECORD
(M)= MEASURED



CLIENT: LUIS C. MARTINEZ

AREA OF SURVEY = 4807 SQ.FT.
BASIS OF BEARINGS: ASSUMED



15935 S. BELL ROAD (708) 645-1138
HOMER GLEN, IL. 60491 FAX (708) 645-1158
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/19

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/18



1" = 20'
SCALE

STATE OF ILLINOIS }
COUNTY OF WILL } S. S.

FIELD WORK COMPLETED ON 2ND DAY OF JULY, 2018.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 9TH Day of JULY, 2018.

IPLS No. 3354

SURVEY NO. 18-06-188