

#23170-T1
INTRO DATE
SEPT 23, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5482 South Ridgewood Court
2. Ward Number that property is located in: 5
3. APPLICANT Nabil M. Abou Baker and Sara G Jelinek
ADDRESS 5482 South Ridgewood Court CITY Chicago
STATE Illinois ZIP CODE 60615 PHONE 872-215-2076
EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro
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 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 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: N/A

7. On what date did the owner acquire legal title to the subject property? April 2021

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 1,913 square feet

11. Current Use of the Property: Two story single family home with no parking.

12. Reason for rezoning the property: To increase FAR and allow a new two story rear addition.

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 replace a two story rear addition in the same location. The building's existing height (approx. 27'-1") will remain. There is no parking and none 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. Applicant to seek all relief as needed by the Chicago Zoning Code, for the attached plans: 1) an optional variation under section 17-13-1101-B to reduce the front yard setback per section 17-2-0305 to 3.96' (existing); 2) an optional variation under section 17-13-1101-B to reduce the north and south side setbacks per section 17-2-0309 to zero (existing); 3) an optional variation under section 17-13-1101-B to reduce the combined side setbacks per section 17-2-0309 from 5.0' to zero (existing); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-036 from 18.37' to 2.38' (existing); and 5) an optional variation under sections 17-13-1101-A and 17-13-1005-K to reduce the rear yard open space per section 17-2-0307 to zero.

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.cityofchicago.org/ ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Nabil M. Abou Baker, 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

Subscribed and Sworn to before me this

08 day of September, 2026

Paula R. Donahue
Notary Public



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.cityofchicago.org/ ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Sara G. Jelinek, 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.

Sara G. Jelinek
Signature of Applicant

Subscribed and Sworn to before me this

08 day of September, 2026

Paula R. Donahue
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

September 23, 2026

Chairman Villegas
Committee on Zoning
City Hall
121 North LaSalle Street
Chicago, Illinois 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:

a line 175.05 feet north of and parallel to East 55th Street; South Ridgewood Court; a line 150.05 feet north of and parallel to East 55th Street; and a point on a line 75.55 feet west of and parallel to South Ridgewood Court

and has the address of 5482 South Ridgewood Court, Chicago, Illinois 60615.

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 23, 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 September 23, 2026

Notary Public





ACOSTA EZGUR, LLC

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

September 23, 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 September 23, 2026, the undersigned will file an application for a change in zoning from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District on behalf of Nabil M. Abou Baker and Sara G. Jelinek (the "Applicants") for the property located at 5482 South Ridgewood Court, Chicago, Illinois 60615. The property is bounded by:

a line 175.05 feet north of and parallel to East 55th Street; South Ridgewood Court; a line 150.05 feet north of and parallel to East 55th Street; and a point on a line 75.55 feet west of and parallel to South Ridgewood Court.

The property is improved with a two-story single family home with no parking. The Applicant proposes to rezone the property to place a two-story rear addition. The building height (approx. 27'-1") will remain. There is no parking and none will be provided.

As part of the rezoning application, the Applicant also seeks all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and also including: 1) an optional variation under section 17-13-1101-B to reduce the front yard setback per section 17-2-0305 to 3.96' (existing); 2) an optional variation under section 17-13-1101-B to reduce the north and south side setbacks per section 17-2-0309 to zero (existing) (the north side setback for the addition will remain at 1.85' and the south side setback for the addition will remain at 3.15'); 3) an optional variation under section 17-13-1101-B to reduce the combined side setbacks per section 17-2-0309 from 5.0' to zero (existing) (the combined side setback for the addition will remain at 5.0'); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 from 18.37' to 2.38' (existing); and 5) an optional variation under section 17-13-1003-K to reduce the rear yard open space per section 17-2-0307 to zero.

The Applicants are located at 5482 South Ridgewood Court, Chicago, Illinois 60615. The Applicants are the owners 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@acostaegzur.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

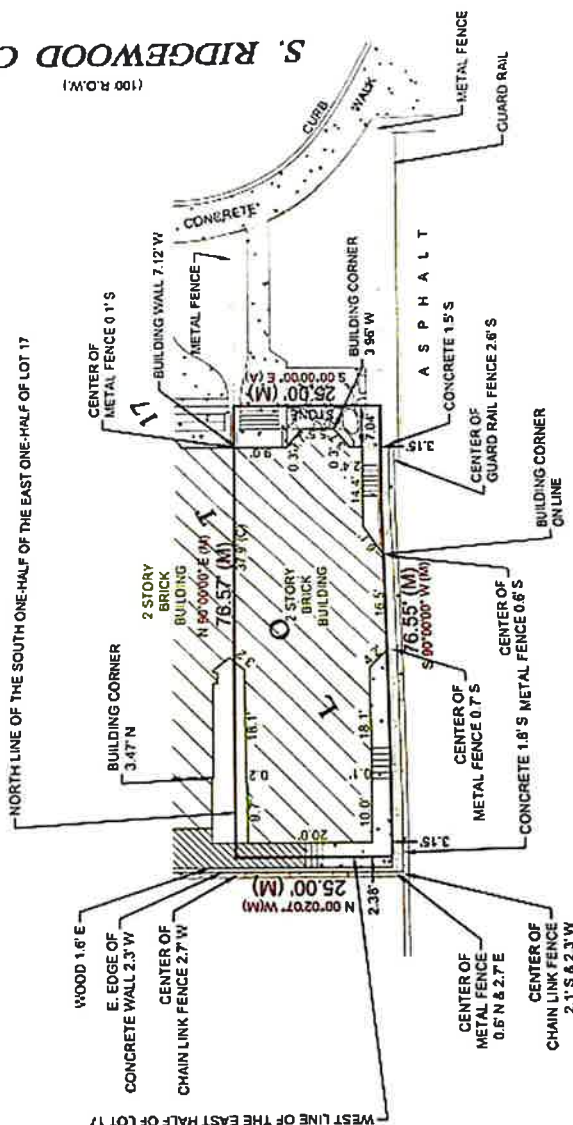
Zoning Attorney for the Applicants

THE SOUTH ONE-HALF 1/2 OF THE EAST ONE-HALF 1/2 OF LOT 17 IN BLOCK 2 IN CHLO'S SUBDIVISION OF PART OF BLOCKS 2 AND 3 IN RIDGEWOOD HYDE PARK A SUBDIVISION OF THE SOUTH 38 ACRES OF THE WEST ONE-HALF 1/2 OF THE SOUTHEAST ON QUARTER 1/4 OF SECTION 11 TOWNSHIP 38 NORTH RANGE14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.



LISTS OF READING:
WEST LINE OF S. RIDGEWOOD COUNTRY AS FOUND
MONUMENTED AND OCCUPIED PIR FIELD
SUBDIVISION.

CONTAINING 1.813 ACRES OF SURVEY;
\$0.17 PER 0.01 ACRES MORE OR LESS.



NOTE:

- NOTE: ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE. 1. POOR LINES AND OVERHANDS ARE TYPICALLY NOT SHOWN HEREON. 2. COFFER ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS _____
5482 S. RICHMOND COOK
CHICAGO, ILLINOIS _____
CLIENT SARAH M. WILKINS, ATTORNEY & COUNSELOR
FIELDWORK DATE (Crew) 07/05/2021 (DATE)
FRAM BY: R.S. REVISED: _____ JOB NO. 21-03-001



STATE OF ILLINOIS)
COUNTY OF DUKE)

COUNTY OF DUPAGE

DATED, THIS 5TH DAY OF JULY, A.D. 2021.
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-3753
 LICENSE EXPIRATION DATE NOVEMBER 30, 2007
 ILLINOIS BUSINESS REGISTRATION NO. 184-0037245

WA = WESTINGHOUSE
F.O.B. = POINT OF BEGINNING
F.O.C. = POINT OF COMMENCEMENT
R. = RECORD
RAD = RADIUS
C.O.R. = RIGHT OF WAY
S = SOUTH
S.E. = SET 1/4" HIGH PIPE
S.L.P. = SET 1/4" HIGH RAIL
S.E. = SOUTHEAST
SW = SOUTHWEST
W = WEST

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- EASEMENT LINE
- SETBACK LINE
- INTERIOR LOT LINE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECMV.COM