

#23016-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3601-11 West Cortland Street / 1844-56 North Central Park Avenue
2. Ward Number that property is located in: 26
3. APPLICANT KDP CHICAGO CORTLAND LLC
ADDRESS 449 North Clark Street #400 CITY Chicago
STATE Illinois ZIP CODE 60654 PHONE 872-215-2076
EMAIL ximena@acostaegzur.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 _____
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@acostaegzur.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: Chris G. Sotos, Steven J. Panko

7. On what date did the owner acquire legal title to the subject property? November 2020
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RM-5 Proposed Zoning District: RM-5
10. Lot size in square feet (or dimensions): 16,898.86 square feet
11. Current Use of the Property: Five story vacant building with previous transitional residence use

12. Reason for rezoning the property: To seek optional variation relief under section 17-13-0300.

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 will rehabilitate the building (64.42' existing height) to include 42 units. 34 parking spaces will be provided. A four story addition with a height of 59.83' is proposed. The Applicant is proposing to rezone the property solely for the purpose of obtaining optional variation relief under section 17-13-0300(D).

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.

1) an optional variation per section 17-13-1101-B to reduce the minimum required front setback required under section 17-2-0305 from 15.0' to 3.08'; 2) an optional variation per section 17-13-1101-B to reduce the minimum required opposite street north side setback required under section 17-2-0309 from 5.0' to 2.0'; 3) an optional variation per section 17-13-1101-B to reduce the required rear setback required under section 17-2-0306 from 41.89' to 32.42'; 4) an optional variation per section 17-13-1101-D to reduce the off-street parking requirement under section 17-10-0207-C from 42 spaces to 34 spaces; 5) an optional variation per section 17-13-1101-D to reduce the off-street loading space requirement under section 17-10-1100 from one loading space to zero; 6) an optional variation per sections 17-13-1101-A and 17-13-1003-K to reduce the required amount of rear yard open space required under section 17-2-0307 from 887.03 sq. ft. to zero; 7) an optional variation per sections 17-13-1101-A and 17-13-1003-L to allow a building height of 59.83' which exceeds the maximum allowable height required under section 17-2-0311 of 47.0' but is not more than the existing non-conforming building height of 64.42'; 8) an optional variation per sections 17-13-1101-A and 17-13-1003-II to seek relief under the Landscape Ordinance to reduce interior landscape area required under section 17-11-0203-B from 580 square feet to 364 square feet (37%); and 9) an optional variation per section 17-13-1101-A and 17-13-1003-II to reduce interior trees required under section 17-11-0203-B from 5 to 0 (100%).

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

KDP CHICAGO CORTLAND 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: Chris G. Sotos
Manager of Applicant

Subscribed and Sworn to before me this

25th day of February, 2026



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

March 18, 2026

Chairman, Committee on Zoning
City Hall
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:

West Cortland Avenue; North Central Park Avenue; the public alley next south of West Cortland Avenue; and a line 121.0 feet west of and parallel to North Central Park Avenue

and has the address of 3601-11 West Cortland Street / 1844-56 North Central Park Avenue, Chicago, Illinois 60647.

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 March 18, 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 March 18, 2026.

Notary Public





ACOSTA EZGUR, LLC

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

March 18, 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 RM-5 Residential Multi-Unit District to a RM-5 Residential Multi-Unit District on behalf of KDP CHICAGO CORTLAND LLC (the "Applicant") for the property located at 3601-11 West Cortland Street / 1844-56 North Central Park Avenue, Chicago, Illinois 60647. The property is bounded by:

West Cortland Avenue; North Central Park Avenue; the public alley next south of West Cortland Avenue; and a line 121.0 feet west of and parallel to North Central Park Avenue.

The Property is improved with a five-story with basement building that previously included a transitional residence use that is being converted to residential use that will include 42 units and 34 parking spaces. The building's existing height of 64.42' will remain. A four story addition with a height of 59.83' is proposed.

The Applicant is rezoning the property to seek all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation per section 17-13-1101-B to reduce the minimum required front setback required under section 17-2-0305 from 15.0' to 3.08'; 2) an optional variation per section 17-13-1101-B to reduce the minimum required opposite street north side setback required under section 17-2-0309 from 5.0' to 2.0'; 3) an optional variation per section 17-13-1101-B to reduce the required rear setback required under section 17-2-0306 from 41.89' to 32.42'; 4) an optional variation per section 17-13-1101-D to reduce the off-street parking requirement under section 17-10-0207-C from 42 spaces to 34 spaces; 5) an optional variation per section 17-13-1101-D to reduce the off-street loading space requirement under section 17-10-1100 from one loading space to zero; 6) an optional variation per sections 17-13-1101-A and 17-13-1003-K to reduce the required amount of rear yard open space required under section 17-2-0307 from 887.03 sq. ft. to zero; 7) an optional variation per sections 17-13-1101-A and 17-13-1003-L to allow a building height of 59.83' which exceeds the maximum allowable height required under section 17-2-0311 of 47.0' but is not more than the existing non-conforming building height of 64.42'; 8) an optional variation per sections 17-13-1101-A and 17-13-1003-II to seek relief under the Landscape Ordinance to reduce interior landscape area required under section 17-11-0203-B from 580 square feet to 364 square feet (37%); and 9) an optional variation per section 17-13-1101-A and 17-13-1003-II to reduce interior trees required under section 17-11-0203-B from 5 to 0 (100%).

The Applicant is located at 449 North Clark Street #400, Chicago, Illinois 60647. The Applicant is the owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 and at rolando@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,



Rolando R. Acosta, Attorney for the Applicant

