#22981-T1
INTRO DATE
JAN 21, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2733-35 West 16th Street / 1600-12 South Fairfield Avenue

2. Ward Number that property is located in: 24

3. APPLICANT TM 2735 PARTNERS LLC

ADDRESS 3520 West Lake Avenue, Suite 201 CITY Wilmette

STATE Illinois ZIP CODE 60091 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

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: TM INVESTMENT VENTURE LLC

7. On what date did the owner acquire legal title to the subject property? 2025

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 3,375 square feet

11. Current Use of the Property: Vacant lot

12. Reason for rezoning the property: To allow a new three story building with six units and three parking spaces

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 construct a new three story residential building (approximately 39'-10" height) with six residential units, three rear surface parking spaces, and six bicycle spaces. ~~The Applicant will seek all relief as needed as allowed by the Chicago Zoning Ordinance.~~

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 under section 17-13-1101-B to reduce the front yard setback required under section 17-2-0305-B from 15.0' to zero; 4) an optional variation under section 17-13-1101-B to ~~reduce the rear yard setback under section 17-2-0306-C from 40.5' to 23'-11"; 5) an optional variation under sections~~ 17-13-1003-K and 17-13-1101-A to reduce the rear yard open space required under 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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

TM 2735 PARTNERS 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.

DocuSigned by:
Mark Micula
07011Z1384C9473

Signature of Applicant
By: Mark Micula
Manager of Manager

Subscribed and Sworn to before me this
5 day of January , 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

January 21, 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 16th Street; South Fairfield Avenue; the public alley next south of and parallel to West 16th Street; a line 25.0 feet west of and parallel to South Fairfield Avenue

and has the address of 2733-35 West 16th Street / 1600-12 South Fairfield Avenue, 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 January 21, 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 January 21, 2026.

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

January 21, 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 January 21, 2026, the undersigned will file an application for a change in zoning from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5, Residential Multi-Unit District on behalf of TM 2735 PARTNERS LLC (the "Applicant") for the property located at 2733-35 West 16th Street / 1600-12 South Fairfield Avenue, Chicago, Illinois 60608. The property is bounded by:

> West 16th Street; South Fairfield Avenue; the public alley next south of and parallel to West 16th Street; a line 25.0 feet west of and parallel to South Fairfield Avenue

The property is a vacant lot. The Applicant seeks to rezone the property to construct a new three story residential building (approximately 39'-10" height) with six residential units, three surface parking spaces, and six bicycle spaces.

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) including: 1) an optional variation under section 17-13-1101-B to reduce the front yard setback required under section 17-2-0305-B from 15.0' to zero; 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback under section 17-2-0306-C from 40.5' to 23'-11"; 5) an optional variation under sections 17-13-1003-K and 17-13-1101-A to reduce the rear yard open space required under section 17-2-0307 to zero.

The Applicant is located at 2735 West 16th Street, Chicago, Illinois 60608. The Applicant is the owner 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@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,

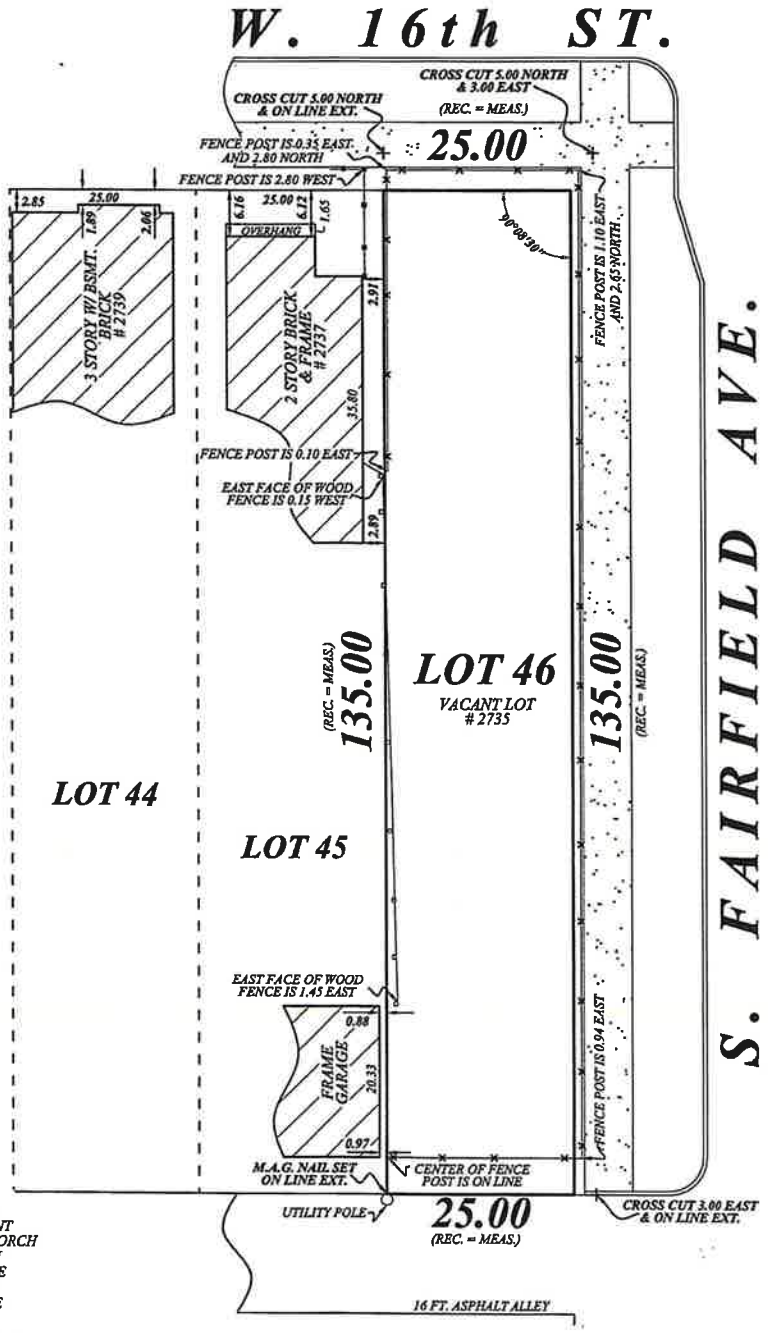
Ximena Castro
Zoning Attorney for the Applicant

PLAT OF SURVEY

DESCRIBED AS :

LOT 46 IN BLOCK 1 IN MCMAHAN'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3375 SQ. FT.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 16'

ORDERED : COBEACOM

JOB NO : 251014.C

FIELDWORK COMPLETION DATE : OCT. 14TH 2025

MUNICIPALITY : CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: OCTOBER 15TH 2025

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com