#23171-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:

   4125 and 4127 West 5th Avenue

2. Ward Number that property is located in: 24

3. APPLICANT TECHCO SAVVY INC.

   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 ☐ 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 City of Chicago, a municipal corporation

   ADDRESS 121 North LaSalle Avenue CITY Chicago

   STATE Illinois ZIP CODE 60602 PHONE 312-744-0141

   EMAIL Brian.O'Donnell3@cityofchicago.org CONTACT PERSON Brian O'Donnell

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: Not For Profit.

7. On what date did the owner acquire legal title to the subject property? November 2012.

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): Lot 10: 2,956.17 square feet
Lot 11: 2,956.17 square feet

11. Current Use of the Property: Vacant lot.

12. Reason for rezoning the property: to split lots 10 and 11 into two individual zoning lots, increase FAR, decrease MLA to construct two three story buildings with three dwelling units.

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 one three story residential building each on lots 10 and 11 (building approx. 36.0' height) with three dwelling units, two surface parking spaces, and three bicycle parking spaces.

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 east side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 2.0 feet to 0.65 feet; 2) an optional variation under section 17-13-1101-B to reduce the combined side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 5.0 feet to 3.65 feet; and 3) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 on Lots 10 and 11 from 37.50 feet to 34.87 feet.

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

TECHCO SAVVY INC. , 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: Lawon Williams
President of Applicant

Subscribed and Sworn to before me this

1 day of September 20 26

Notary Public

Official Seal
ANWAR RAIF ALLAN
Notary Public, State of Illinois
Commission No. 1021545
My Commission Expires November 25, 2029

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

DEPARTMENT OF HOUSING

CITY OF CHICAGO

September 11, 2026

Patrick Murphey
First Deputy Commissioner/Zoning Administrator
Department of Planning & Development
121 North LaSalle Street, Rooms 905/1000,
Chicago, Illinois 60602

RE: Rezoning for the properties located at 4125 and 4127 West 5th Avenue

Dear Patrick,

The City of Chicago is the owner of the subject lots. TechCo Savvy Inc. is working with the Department of Housing (DOH) to seek City Council authority to acquire the property from the City.

In order to accommodate the proposed development for the property, it needs to be rezoned from an RT-4 to RM-4.5. DOH hereby authorizes TechCo Savvy's application for such rezoning provided that it is done as a Type-1 application to allow the construction of two three-story residential buildings, one on each lot, each including three units each, two parking spaces, and three bicycle spaces.

Should you have any questions please contact Brian O'Donnell at 312.744.0141, or via email at Brian.O'Donnell3@cityofchicago.org.

Thank you,

Tamra Collins
Managing Deputy Commissioner

cc: Rolando R. Acosta

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:

> West 5th Avenue; a line 50.0 feet east of and parallel to South Kedvale Avenue; the public alley next south of and parallel to West 5th Avenue; and South Kedvale Avenue

and has the address of 4125 and 4127 West 5th Avenue, Chicago, Illinois 60624.

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.

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 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 TECHCO SAVVY INC. (the "Applicant") for the property located at 4125 and 4127 West 5th Avenue, Chicago, Illinois 60624. The property is bounded by:

> West 5th Avenue; a line 50.0 feet east of and parallel to South Kedvale Avenue; the public alley next south of and parallel to West 5th Avenue; and South Kedvale Avenue

The property is one zoning lot comprised of two vacant parcels that includes Lot 10, also known as 4127 West 5th Avenue and Lot 11, also known as 4125 West 5th Avenue. The Applicant proposes to rezone the property to split the lots into two individual zoning lots to allow construction of one three-story building on each lot (approx. 36.0 foot building height). The buildings will each include three dwelling units, two surface parking spaces, and three bicycle spaces.

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 east side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 2.0 feet to 0.65 feet; 2) an optional variation under section 17-13-1101-B to reduce the combined side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 5.0 feet to 3.65 feet; and 3) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 on Lots 10 and 11 from 37.50 feet to 34.87 feet.

The Applicant is located at [redacted] The owner of the property is the City of Chicago, a municipal corporation and is located at 121 North LaSalle Avenue, Chicago, Illinois 60602. The property owner has authorized the Applicant to file the subject application. 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

OFFICE:
P.O. Box 438607
Chicago, IL 60643

PLAT OF SURVEY

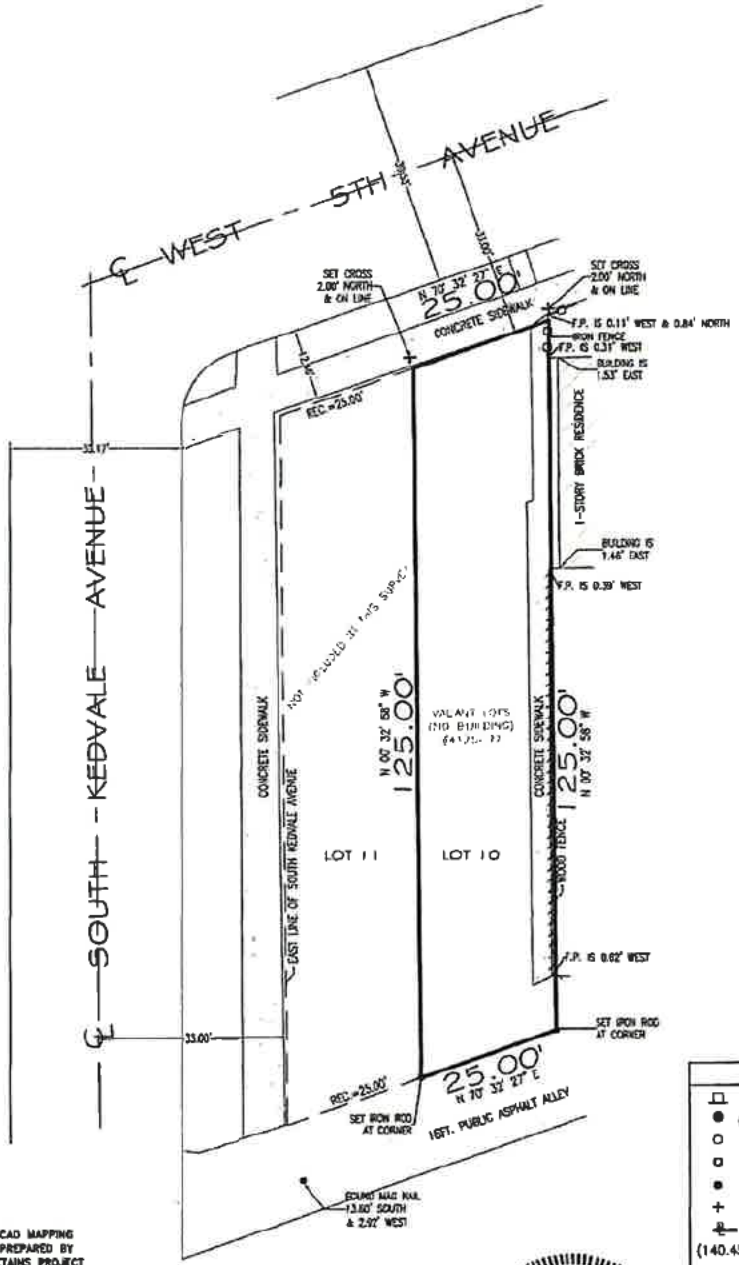
L. R. PASS & ASSOCIATES
Professional Land Surveyors

PLAT OF SURVEYS
ATLA/NSPS
LAND DEVELOPMENT

LOT 10 IN BLOCK 3 IN MUNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION (EXCEPT THE NORTHEAST ONE ACRE THEREOF) OF 26 ACRES LYING NEXT SOUTH AND ADJOINING THE CENTER OF BARRY POINT ROAD, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH

SCALE: 1"= 20'



LEGEND	
	METAL FENCE
●	FENCE POST (F.P.)
○	"MAG" NAIL SET
○	SET IRON PIPE
●	IRON PIPE FOUND
+	CUT CROSS– FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
//	WOOD FENCE (W.F.)
X	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

CERTAIN FIELD DATA, RESEARCH, AND CAD MAPPING ASSOCIATED WITH THIS SURVEY WERE PREPARED BY HORIZON SURVEY. HORIZON SURVEY RETAINS PROJECT DATA AND MAY BE CONTACTED FOR FUTURE MODIFICATIONS, UPDATES, OR RELATED SERVICES.UNLESS HORIZONSURVEYCHICAGO@GMAIL.COM OFFICE: 312-224-0477

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

COMMONLY KNOWN AS: 4125-27 W/423-31 S KEDVALE
FIELD DATE: JUNE 3, 2026
P. I. N.: 16-15-411-001-0000
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 4127WSTHAVE
SCALE: 1" = 20 FEET
ORDERED BY: LAWN B. WILLIAMS
MEMBER: I. P. L. S. A.
A. C. S. M.

D. J. © 2026 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
STATE OF ILLINOIS
COUNTY OF COOK

STATE OF ILLINOIS }
COUNTY OF COOK }

WE, L.R PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF MAY 20 26 .

LICENSE EXPIRATION DATE: 11/30/26