#22973-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:

   8415 South Mackinaw Avenue

2. Ward Number that property is located in: 10

3. APPLICANT Stefan Mihajlovic

   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

   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? March 2023

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): 3,100 square feet

11. Current Use of the Property: 2.5 story residential building with four units with detached two car garage

12. Reason for rezoning the property: Lower MLA to allow four existing units to remain at property and to seek 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 seeks to legalize the existing unit count and seeks to rezone the property to lower the Minimum Lot per Area to allow the four units to remain. Existing building height will remain. Three total parking spaces will be provided.

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 required front yard setback pursuant to section 17-2-0305-B from 14.87 feet ~~to 10.0 feet (existing); 2) an optional variation under section 17-13-1101-B to reduce the required~~ combined side setbacks pursuant to section 17-2-0309-A from 5.0 feet to zero; 3) an optional variation under section 17-13-1101-B to reduce the ~~minimum north and south side setbacks pursuant to section 17-2-0309-A from 2.0 feet each to zero (north side to remain at zero); 4) an optional variation~~ under section 17-13-1101-B to reduce the required rear yard setback pursuant to section 17-2-0306-C from 37.19 feet to 36.67 feet (existing); 5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to increase parking from two spaces (50%) to three spaces per the Transit Served Location Guidelines of the Chicago Zoning Ordinance.

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

Stefan Mihajlovic, 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

5 day of January, 2026

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

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 Stefan Mihajlovic (the "Applicant") for the property located at 8415 South Mackinaw Avenue, Chicago, Illinois 60617. The property is bounded by:

> a line 121.31 feet south of and parallel to East 84th Street; the public alley next east of and parallel to South Mackinaw Avenue; a line 146.31 feet south of and parallel to East 84th Street; and South Mackinaw Avenue.

The property is improved with a 2.5 story residential building (approx. height 32.87 feet) with four residential units and a detached two car garage. The Applicant seeks to legalize the existing unit count and seeks to rezone the property to lower the Minimum Lot per Area to allow the four units to remain. Existing building height will remain. The Applicant will demolish the existing garage and provide three parking spaces at the rear of the property.

The Applicant also is seeking all relief as needed for the attached plans, 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 required front yard setback pursuant to section 17-2-0305-B from 14.87 feet to 10.0 feet (existing); 2) an optional variation under section 17-13-1101-B to reduce the required combined side setbacks pursuant to section 17-2-0309-A from 5.0 feet to zero; 3) an optional variation under section 17-13-1101-B to reduce the minimum north and south side setbacks pursuant to section 17-2-0309-A from 2.0 feet each to zero (north side to remain at zero); 4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback pursuant to section 17-2-0306-C from 37.19 feet to 36.67 feet (existing); 5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to increase parking from two spaces (50%) to three spaces per the Transit Served Location Guidelines of the Chicago Zoning Ordinance.

The Applicant is located at [redacted] 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

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:

> a line 121.31 feet south of and parallel to East 84th Street; the public alley next east of and parallel to South Mackinaw Avenue; a line 146.31 feet south of and parallel to East 84th Street; and South Mackinaw Avenue

and has the address of 8415 South Mackinaw Avenue, Chicago, Illinois 60617.

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

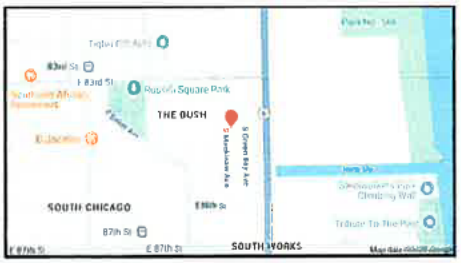
Subscribed and sworn to before me this January 21, 2026.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

more consulting LLC
7952 S EXCHANGE AVE., CHICAGO, IL 60617
(773)766-4045 cmorda@gmail.com

ALTA/NSPS Land Title Survey



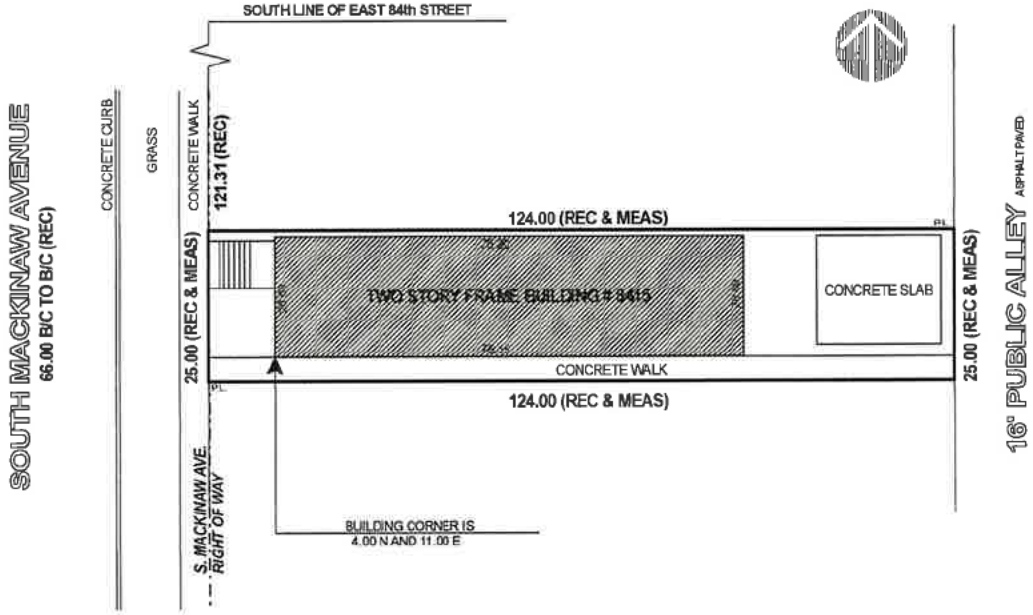
VICINITY MAP

OF

LOT 6 IN BLOCK 8 IN ROBERT BERGER'S ADDITION TO HYDE PARK SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known address: 8415 S Mackinaw Ave, Chicago, IL 60617
PIN #: 21-32-207-006-0000

ZONING CLASSIFICATION:
-PROPERTY AREA 3,091.00 sqft
-BUILDING AREA 1,523.00 sqft
-ZONING CODE RT-4
-BUILDING HEIGHT IS 38'



LEGEND:

B/C TO B/C -BACK OF CURB
P.L. - PROPERTY LINE
(REC & MEAS) -RECORDED AND MEASURED DIMENSION

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Illinois.
3. All utilities serving the Property enter through adjoining public streets and/or easements of record.
4. The Property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17031C0515J, with a date of identification of September 26, 2024, in Cook County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which the Property is situated.
5. Except as noted under "Observed Encroachments" hereon and plotted as [EN] on the survey, there are no encroachments onto adjoining premises.
6. The Property has direct access to S Mackinaw Ave. as dedicated public street.
7. The total number of striped parking spaces on the Property is 0.
8. There is no building additions at the Property.
9. There are no proposed changes in street right of way lines affecting the Property.
10. There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
11. There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a) 7(b), 8, 9, 10(a), 13, 16, 17and 18. TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 5/30/2025

ORDER No. 202526
SCALE : 1" =20' 20'
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CHICAGO, ILLINOIS 6/3/2025

