CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1829 South Kedzie Avenue

2. Ward Number that property is located in: 24

3. APPLICANT Miguel Cuevas

   ADDRESS 1829 South Kedzie CITY Chicago

   STATE Illinois ZIP CODE 60623 PHONE 815-215-2076

   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 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

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 815-215-2076 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 2023

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

9. Present Zoning District: B3-2 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 3,093.75 square feet

11. Current Use of the Property: two story residential building with two legal residential units and one illegal unit and two surface parking spaces

12. Reason for rezoning the property: To legalize residential use on the ground floor and legalize the third unit to allow for a total of three legal units on the property

Any necessary building permits for the third unit shall be obtained.

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 property is improved with a two-story residential building (approximately 30.0' height) with legal non-conforming ground-floor residential use, two legal units, and one illegal unit. Two surface parking spaces are located at the rear of the property. The Applicant seeks to rezone the property to legalize ground-floor residential use and legalize the third unit to allow for a total of three units at the property. The height of the building will remain. Two parking spaces will remain at the property (50% of parking ) and no additional parking will be added or is required as the property is located in a Transit Served Location and approximately 990.0 feet from the CTA Kedzie Pink Line Station entrance.

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.**

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~~ DuPage
STATE OF ILLINOIS

Miguel Cuevas, 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 7 day of May, 2025

Notary Public

"OFFICIAL SEAL"
FAYE S M AUSTIN
Notary Public - State of Illinois
My Commission Expires Nov. 02, 2025

**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 25, 2025

Acting Chairman
Committee on Zoning, Landmarks & Building Standards
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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 525.0 feet north of and parallel to West 19th Street; the public alley next east of and parallel to South Kedzie Avenue; a line 500.0 feet north of and parallel to West 19th Street; and South Kedzie Avenue

and has the address of 1829 South Kedzie Avenue, Chicago, Illinois 60623.

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 25, 2025.

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.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

Subscribed and sworn to before me this 25th day of September 2025.

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 25, 2025

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 25, 2025, the undersigned will file an application for a change in zoning from a current B3-2, Neighborhood Shopping District to a B2-2, Neighborhood Mixed-Use District on behalf of Miguel Cuevas (the "Applicant") for the property located at 1829 South Kedzie, Chicago, Illinois 60618. The property is bounded by:

> a line 525.0 feet north of and parallel to West 19th Street; the public alley next east of and parallel to South Kedzie Avenue; a line 500.0 feet north of and parallel to West 19th Street; and South Kedzie Avenue.

The property is improved with a two-story residential building (approximately 30.0' height) with ground-floor residential use, two legal units, and one illegal unit. Two surface parking spaces are located at the rear of the property. The Applicant seeks to rezone the property to legalize existing ground-floor residential use and legalize a third unit to allow for a total of three units at the property. Two parking spaces will remain at the property and no additional parking will be added. The height of the building will remain.

The Applicant is the Owner of the property and has a business address at 1829 South Kedzie, Chicago, Illinois 60618. The contact person for this application is Ximena Castro, with a business address at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or 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 feet of the property

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011



**PROPERTY ADDRESS:**
1

**SURVEY NUMBER:** 2

**DATE SIGNED:** 0 | **FIELD WORK DATE:** 9

**REVISION DATE(S):**
(

**POINTS OF INTEREST**
N

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

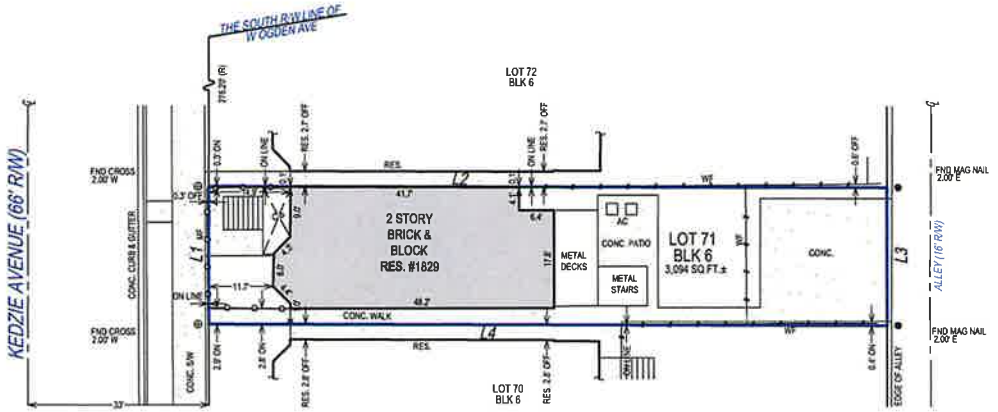
ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0006


EXACTA
Land Surveyors, LLC

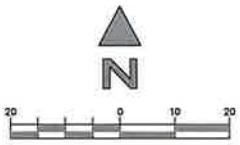
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450


SurveySTARS

2508.5626
PLAT OF SURVEY
COOK COUNTY, ILLINOIS




LINE TABLE:
L1 N 0°07'09" E 25.00' (M)
25.00' (R)
L2 S 89°46'29" E 123.75' (C)
123.75' (R)
L3 S 0°07'09" W 25.00' (M)
25.00' (R)
L4 N 89°46'29" W 123.75' (C)
123.75' (R)




GRAPHIC SCALE (In Feet)
1 inch = 20' ft.


**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**

**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**

**PROPERTY ADDRESS:**
1

**SURVEY NUMBER:** 2

**CERTIFIED TO:**
M

**DATE OF SURVEY:** 0

**BUYER:** M

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** | **CLIENT FILE NO:**

**LEGAL DESCRIPTION:**
LOT 71 IN BLOCK 6 IN RESUBDIVISION OF BLOCKS 6, 7, 16 AND 17 IN DOUGLAS PARK ADDITION IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

**SURVEYORS LEGEND:**

**LINETYPES**
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

**SURFACE TYPES**
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

**SYMBOLS**
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

**ABBREVIATIONS**

**(C)** - Calculated
**(D)** - Deed
**(F)** - Field
**(M)** - Measured
**(P)** - Plat
**(R)** - Record
**(S)** - Survey
**A/C** - Air Conditioning
**AE** - Access Easement
**ANE** - Anchor Easement
**ASBL** - Accessory Setback Line
**B/W** - Bay/Box Window
**BC** - Block Corner
**BFP** - Backflow Preventer
**BLDG** - Building
**BLK** - Block
**BM** - Benchmark
**BR** - Bearing Reference
**BRL** - Building Restriction Line
**BSMT** - Basement
**C** - Curve
**C/L** - Center Line
**C/P** - Covered Porch
**C/S** - Concrete Slab
**CATV** - Cable TV Riser
**CB** - Concrete Block
**CH** - Chord Bearing
**CHIM** - Chimney
**CLF** - Chain Link Fence
**CME** - Canal Maintenance Easement
**CO** - Clean Out
**CONC** - Concrete
**COR** - Corner
**CS/W** - Concrete Sidewalk
**CUE** - Control Utility Easement
**CVG** - Concrete Valley Gutter
**D/W** - Driveway
**DE** - Drainage Easement
**DF** - Drain Field
**DH** - Drill Hole
**DUE** - Drainage & Utility Easement
**ELEV** - Elevation
**EM** - Electric Meter
**ENCL** - Enclosure
**ENT** - Entrance
**EOP** - Edge of Pavement
**EOW** - Edge of Water
**ESMT** - Easement
**EUB** - Electric Utility Box
**F/DH** - Found Drill Hole
**FCM** - Found Concrete Monument
**FF** - Finished Floor
**FIP** - Found Iron Pipe
**FIPC** - Found Iron Pipe & Cap
**FIR** - Found Iron Rod
**FIRC** - Found Iron Rod & Cap
**FN** - Found Nail
**FN&D** - Found Nail & Disc
**FRRSPK** - Found Rail Road Spike
**GAR** - Garage
**GM** - Gas Meter
**ID** - Identification
**IE/EE** - Ingress/Egress Easement
**ILL** - Illegible
**INST** - Instrument
**INT** - Intersection
**IRRE** - Irrigation Easement
**L** - Length
**LAE** - Limited Access Easement
**LB#** - License No. (Business)
**LBE** - Limited Buffer Easement
**LE** - Landscape Easement
**LME** - Lake/Landscape Maintenance Easement
**LS#** - License No. (Surveyor)
**MB** - Map Book
**ME** - Maintenance Easement
**MES** - Mitered End Section
**MF** - Metal Fence
**MH** - Manhole
**MHWL** - Mean High Water Line
**NR** - Non-Radial
**NTS** - Not to Scale
**NAVD88** - North American Vertical Datum 1988
**NGVD29** - National Geodetic Vertical Datum 1929
**OG** - On Ground
**ORB** - Official Records Book
**ORV** - Official Record Volume
**O/A** - Overall
**O/S** - Offset
**OFF** - Outside Subject Property
**OH** - Overhang
**OHL** - Overhead Utility Lines
**OHWL** - Ordinary High Water Line
**ON** - Inside Subject Property
**P/E** - Pool Equipment
**PB** - Plat Book
**PC** - Point of Curvature
**PCC** - Point of Compound Curvature
**PCP** - Permanent Control Point
**PI** - Point of Intersection
**PLS** - Professional Land Surveyor
**PLT** - Planter
**POB** - Point of Beginning
**POC** - Point of Commencement
**PRC** - Point of Reverse Curvature
**PRM** - Permanent Reference Monument
**PSM** - Professional Surveyor & Mapper
**PT** - Point of Tangency
**PUE** - Public Utility Easement
**R** - Radius or Radial
**R/W** - Right of Way
**RES** - Residential
**RGE** - Range
**ROE** - Roof Overhang Easement
**RP** - Radius Point
**S/W** - Sidewalk
**SBL** - Setback Line
**SCL** - Survey Closure Line
**SCR** - Screen
**SEC** - Section
**SEP** - Septic Tank
**SEW** - Sewer
**SIRC** - Set Iron Rod & Cap
**SMWE** - Storm Water Management Easement
**SN&D** - Set Nail and Disc
**SQFT** - Square Feet
**STL** - Survey Tie Line
**STY** - Story
**SV** - Sewer Valve
**SWE** - Sidewalk Easement
**TBM** - Temporary Bench Mark
**TEL** - Telephone Facilities
**TOB** - Top of Bank
**TUE** - Technological Utility Easement
**TWP** - Township
**TX** - Transformer
**TYP** - Typical
**UE** - Utility Easement
**UG** - Underground
**UP** - Utility Pole
**UR** - Utility Riser
**VF** - Vinyl Fence
**W/C** - Witness Corner
**W/F** - Water Filter
**WF** - Wood Fence
**WM** - Water Meter/Valve Box
**WV** - Water valve

**JOB SPECIFIC SURVEYOR NOTES:**

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**