#23014-T1
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3363 South Morgan Street / 946-958 West 34th Street

2. Ward Number that property is located in: 11

3. APPLICANT Ivy Huang

   ADDRESS [redacted] CITY [redacted]

   STATE Illinois ZIP CODE [redacted] PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON [redacted]

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? 12/2019

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

9. Present Zoning District: B1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 3,900 square feet

11. Current Use of the Property: Improved with a five car garage.

12. Reason for rezoning the property: To increase FAR and reduce MLA and allow for a six unit building and seek optional variation relief under 17-13-0300(D).

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 proposes to redevelop the property into a four story mixed use building (approximately 59'-0" height) with ground-floor commercial space and six residential units. Two automobile parking spaces and two bicycle 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-A to obtain relief under section 17-13-1003-EE(1) to reduce required automobile parking per section 17-10-0207-C for a property located in a Transit Served Location to a qualifying bus corridor under section 17-10-0102-B(1)(a) from three parking spaces (50%) to two spaces; 2) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-GG to reduce bicycle parking reduction as required under section 17-10-0102-B(2) from six to two spaces; 3) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to 20.64'; 4) an optional variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height under section 17-3-0408 from 55' to 59'-0"; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-Q to decrease the required transparency per section 17-3-0504-C from 97.20 square feet to 72.0 square 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

Ivy Huang , 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

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

February 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:

> A line 30.0 feet north of and parallel to West 34th Street; the public alley next east of parallel to South Morgan Street; West 34th Street; and South Morgan Street

and has the address of 3363 South Morgan Street / 946-958 West 34th Street, 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 February 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 February 18, 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

February 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 February 18, 2026, the undersigned will file an application for a change in zoning from a B1-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District on behalf of Ivy Huang (the "Applicant") for the property located at 3363 South Morgan Street / 946-958 West 34th Street, Chicago, Illinois 60608. The property is bounded by:

> A line 30.0 feet north of and parallel to West 34th Street; the public alley next east of parallel to South Morgan Street; West 34th Street; and South Morgan Street.

The subject property is improved with a five car garage. The applicant proposes to redevelop the property into a four story mixed use building (approximately 59'-0" height) with ground-floor commercial space and six residential units. Two automobile parking spaces and two bicycle spaces will be provided.

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) as follows: 1) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-EE(1) to reduce required automobile parking per section 17-10-0207-C for a property located in a Transit Served Location to a qualifying bus corridor under section 17-10-0102-B(1)(a) from three parking spaces (50%) to two spaces; 2) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-GG to reduce bicycle parking reduction as required under section 17-10-0102-B(2) from six to two spaces; 3) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to 20.64'; 4) an optional variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height under section 17-3-0408 from 55' to 59'-0"; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-Q to decrease the required transparency per section 17-3-0504-C from 97.20 square feet to 72.0 square feet.

The Applicant is located at 430 West Root Street, Chicago, Illinois 60609. 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

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOT 84 IN BLOCK 2 IN BROWN'S ADDITION TO CHICAGO BEING THE SOUTH 0.45 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 3365 S MORGAN ST, CHICAGO, IL 60608.)

AREA= 3,900.00 SQ. FT. (MORE OR LESS)
PERIMETER= 320.00 FT. (MORE OR LESS)
ACREAGE= 0.089532 (MORE OR LESS)

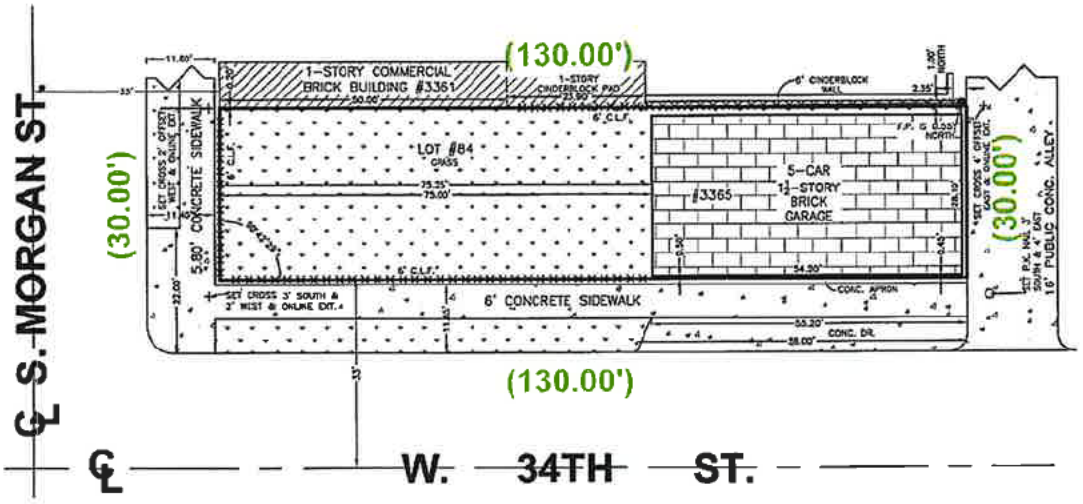
SCALE: 1"=20'



VICINITY MAP



FRONT VIEW



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

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003089
CHICAGO
ILLINOIS
STATE OF ILLINOIS

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003089.

P.O. Box 43559
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

CHRIS HUANG

P.I.N.#	17-32-220-012-0000
CHECKED BY: L.R.P.	FIELD DATE: 08-07-25
BOOK NO.: G.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2504-065	SCALE: 1"=20'

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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.

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 7TH DAY OF AUGUST 20 25.

LICENSE EXPIRATION DATE: 11/30/26