#22975-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:

1801-09 North Winnebago Avenue / 2248-54 West Bloomingdale Avenue

2. Ward Number that property is located in: 32

3. APPLICANT 1801 N. Winnebago LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 224-522-8376

EMAIL dan@acostaezgur.com CONTACT PERSON Daniel Egan

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 Daniel Egan – Acosta Ezgur, LLC

ADDRESS 1030 W. Chicago Ave., Fl 3

CITY Chicago STATE IL ZIP CODE 60642

PHONE 224-522-8376 FAX EMAIL dan@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: Lester Lis

7. On what date did the owner acquire legal title to the subject property? June 2024

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

9. Present Zoning District: M1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 10,582 sq. ft.

11. Current Use of the Property: The property is currently used as an asphalt lot with a tall, 1-story concrete building.

12. Reason for rezoning the property: To improve the property with a 4-story multi-unit residential building with parking.

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 demolish the existing improvements and construct a 4-story, 30-unit residential building with 23 parking spaces and 30 bicycle spaces; no commercial space is proposed; and the proposed height of the building is 46 feet.

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.**

The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code for the proposed project, including: 1) a variation under § 17-13-1101-B to reduce the rear-yard setback from the required 30 feet to 4.50 feet; 2) a variation under § 17-13-1101-D to reduce the required number of loading berths from one to zero; 3) a variation under § 17-13-1101-A and § 17-13-1003-S to alter Driveway and Vehicle Access standards allowing for a curb cut and parking entrance on West Bloomingdale Avenue; 4) a variation under § 17-13-1101-A and § 17-13-1003-EE(2) to increase the maximum number of automobile parking spaces from 15 spaces per 17-3-0308 to 23 spaces; 5) a variation under § 17-13-1101-B to reduce the required setbacks for the front elevator and stairwell override from 15 feet to 9 feet from North Winnebago Ave, and from 64.16 feet to 53 feet from West Bloomingdale Ave; 6) a variation under § 17-13-1101-B to reduce the required corner setback for the rear stairwell override from 80 feet to 52 feet from West Bloomingdale Ave; 7) a variation under § 17-13-1101-A and § 17-13-1003-R to allow for one entrance on North Winnebago Street and no entrance on West Bloomingdale Avenue; 8) a variation under § 17-13-1101-A and § 17-13-1003-P to allow an recessed entry width of 18' 6" or 19% of the façade.

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 [X] NO [ ]

COUNTY OF COOK
STATE OF ILLINOIS

1801 N. Winnebago 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.

Signature of Applicant
By: Lester Lis, Manager of Applicant

Subscribed and Sworn to before me this

05 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
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Daniel Egan, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he 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 101.00 feet northwest of West Bloomingdale Avenue as measured along the northeasterly line of North Winnebago Avenue; Chicago Rapid Transit Railroad Right of Way; West Bloomingdale Avenue; and North Winnebago Avenue

and has the address 1801-09 North Winnebago Avenue / 2248-54 West Bloomingdale Avenue.

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: Daniel Egan, Attorney

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

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 an M1-2, Limited Manufacturing/Business Park District to a B2-3, Neighborhood Mixed-Use District as a Type 1 Map Amendment on behalf of 1801 N. Winnebago LLC (the "Applicant") for the property located 1801-09 North Winnebago Avenue / 2248-54 West Bloomingdale Avenue. The property is bounded by:

> a line 101.00 feet northwest of West Bloomingdale Avenue as measured along the northeasterly line of North Winnebago Avenue; Chicago Rapid Transit Railroad Right of Way; West Bloomingdale Avenue; and North Winnebago Avenue

The property is currently improved with an asphalt lot with a tall, 1-story concrete building. The Applicant proposes to demolish the existing improvements and construct a 4-story, 30-unit residential building with 23 parking spaces and 30 bicycle spaces. No commercial space is proposed, and the proposed height of the building is 46 feet. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code for the proposed project, including: 1) a variation under § 17-13-1101-B to reduce the rear-yard setback from the required 30 feet to 4.50 feet; 2) a variation under § 17-13-1101-D to reduce the required number of loading berths from one to zero; 3) a variation under § 17-13-1101-A and § 17-13-1003-S to alter Driveway and Vehicle Access standards allowing for a curb cut and parking entrance on West Bloomingdale Avenue; 4) a variation under § 17-13-1101-A and § 17-13-1003-EE(2) to increase the maximum number of automobile parking spaces from 15 spaces to 23 spaces; 5) a variation under § 17-13-1101-B to reduce the required setbacks for the front elevator and stairwell override from 15 feet to 9 feet from North Winnebago Ave, and from 64.16 feet to 53 feet from West Bloomingdale Ave; 6) a variation under § 17-13-1101-B to reduce the required corner setback for the rear stairwell override from 80 feet to 52 feet from West Bloomingdale Ave; 7) a variation under § 17-13-1101-A and § 17-13-1003-R to allow for one entrance on North Winnebago Street and no entrance on West Bloomingdale Avenue; 8) a variation under § 17-13-1101-A and § 17-13-1003-P to allow an recessed entry width of 18' 6" or 19% of the front façade.

The Property is owned by the Applicant, which is located at [redacted]. The contact person for this application is Daniel Egan, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Daniel Egan at 224-522-8376 and at dan@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 to be rezoned.

Sincerely,

Daniel Egan
Attorney for Applicant

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3600
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

NORTH

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003923

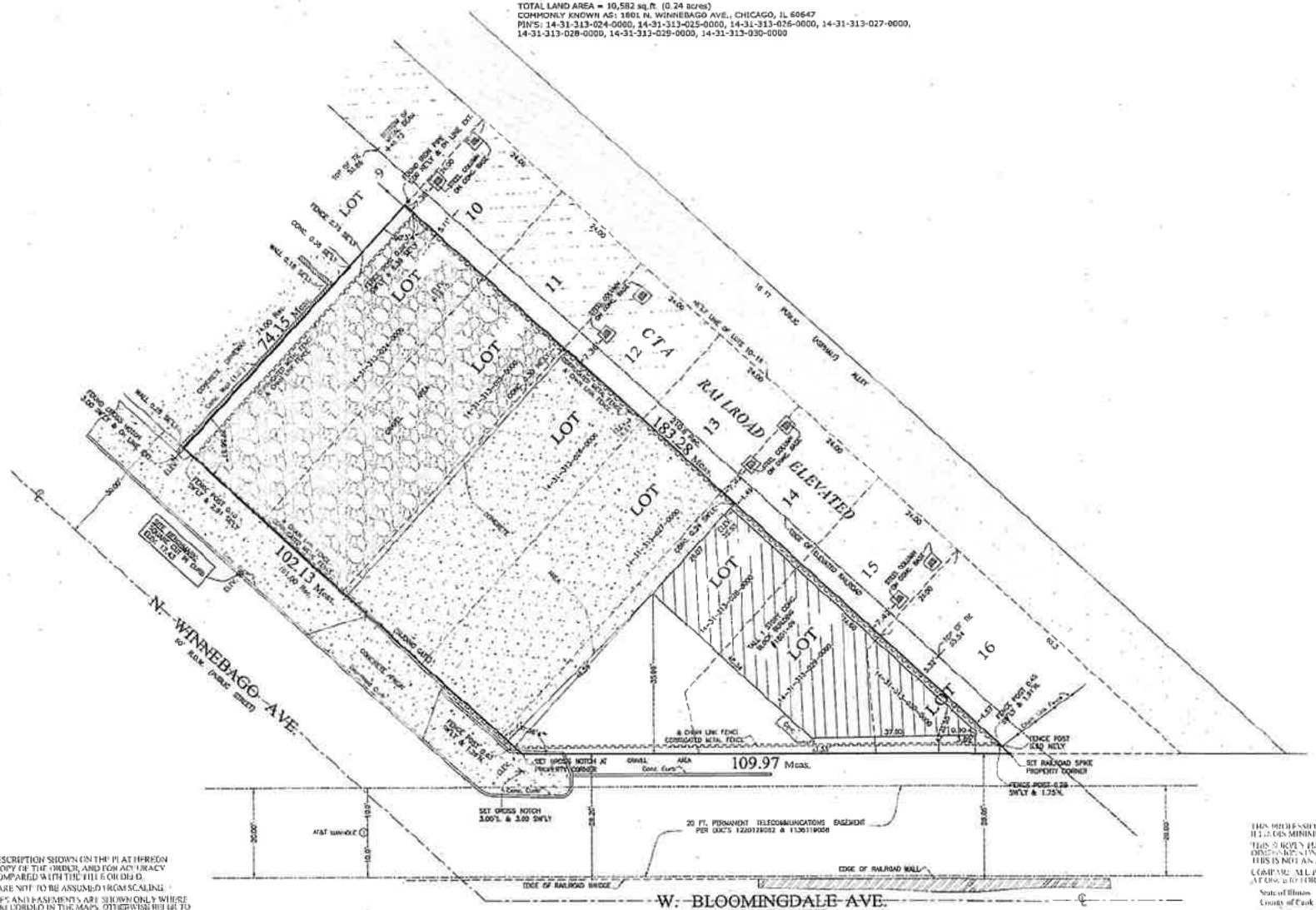
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9431
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

LOTS 10 TO 16 IN BLOCK 15 (EXCEPT THE NORTHEASTERLY 26 FEET OF LOTS 10 TO 15 AND THE ELEVATED RIGHT OF WAY ON LOT 16) IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 10,582 sq.ft. (0.24 acres)
COMMONLY KNOWN AS: 1601 N. WINNEBAGO AVE., CHICAGO, IL 60647
PIN'S: 14-31-313-024-0000, 14-31-313-025-0000, 14-31-313-026-0000, 14-31-313-027-0000, 14-31-313-028-0000, 14-31-313-029-0000, 14-31-313-030-0000



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

Order No. 108742.1
Scale: 1 inch = 16 feet.
Date of Field Work: JULY 22, 2025
Ordered by: LESTER LIS
RE: #108742

BENCHMARK REFERENCE:
GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KANA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION)
DATUM: NAD 83 (NORTH AMERICAN VERTICAL DATUM 1988)
ALL ELEVATIONS SHOWN HEREON ARE CONVERTED TO CITY OF CHICAGO DATUM

"BLOOMINGDALE TRAIL"
ELEVATED BIKE AND WALKING PATH

NOTE:
STEEL COLUMNS ON CONC. BASE (TYPICAL)
-STEEL COLUMN (1.20' x 1.55')
-CONCRETE BASE (3.0' x 3.0')

THIS BOUNDARY SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SUBDIVISION PURPOSES ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

State of Illinois
County of Cook } SS

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: AUGUST 06, 2025

Paul Jaros — ILLINOIS PROFESSIONAL LAND SURVEYOR — LICENSE NO. 035-003923 — MY LICENSE EXPIRES NOV. 30, 2026

DRAWN BY: V.B.