#23143
Intro Date:
July 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1640 North Linder Avenue

2. Ward Number that property is located in: 37th

3. APPLICANT Valbona Capani

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Rolando R. Acosta - Acosta Ezgur, LLC

ADDRESS 1030 W. Chicago Ave., Fl 3

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX EMAIL rolando@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: _____

7. On what date did the owner acquire legal title to the subject property? May, 2026

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

9. Present Zoning District: RS-3 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): 3,763.2 sq. ft.

11. Current Use of the Property: Two story building with 2 legal dwelling units and 1 illegal dwelling unit

12. Reason for rezoning the property: Legalize existing non-conforming dwelling unit

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 subject property contains 3,763.2 sq. ft. of land and is improved with a 2 story building with a basement. It contains two legal units on the upper floors and 1 non-conforming unit in the existing basement. The Applicant seeks to rezone the Property to bring the one non-conforming basement unit into conformance. No additions are proposed to the existing building and the building's height is and will remain at 27 ft. 10 in.

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
STATE OF ILLINOIS

Valbona Capani, 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.

V Capani
Signature of Applicant

Subscribed and Sworn to before me this
29th day of Jan, 2026

Notary Public, State of Illinois
Official Seal
Melinda Lee Lawrence
Commission # 1007396
My Commission Expires 3/27/2029

Notary Public

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

July 15, 2026

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, 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 150.00 feet south of and parallel to West Wabansia Avenue; North Linder Avenue; a line 180.00 feet south of and parallel to West Wabansia Avenue; and the public alley next west of and parallel to North Linder Avenue

and has the address of 1640 North Linder 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 July 15, 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.

Rolando R. Acosta
Attorney for Applicant

Subscribed and sworn to before me this July 15, 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

July 15, 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 July 15, 2026, the undersigned will file an application for a change in zoning from an RS-3, Residential Single-Unit (Detached House) District to an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on behalf of Valbona Capani (the "Applicant") for the property located 1640 North Linder Avenue, Chicagò, IL. The property is bounded by:

> a line 150.00 feet south of and parallel to West Wabansia Avenue; North Linder Avenue; a line 180.00 feet south of and parallel to West Wabansia Avenue; and the public alley next west of and parallel to North Linder Avenue

The subject property contains 3,763.2 sq. ft. of land and is improved with a 2 story building with a basement. It contains two legal units on the upper floors and 1 non-conforming unit in the existing basement. The Applicant seeks to rezone the Property to bring the one non-conforming basement unit into conformance. No additions are proposed to the existing building and the building's height is and will remain at 27 ft. 10 in.

The Applicant is the owner of the Property. The Applicant is located at [redacted] The contact person for this application is Rolando R. Acosta, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Rolando R. Acosta at 312-636-6937 and at rolando@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,

Rolando R. Acosta
Attorney for Applicant

KABAL SURVEYING COMPANY
Land Surveying Services

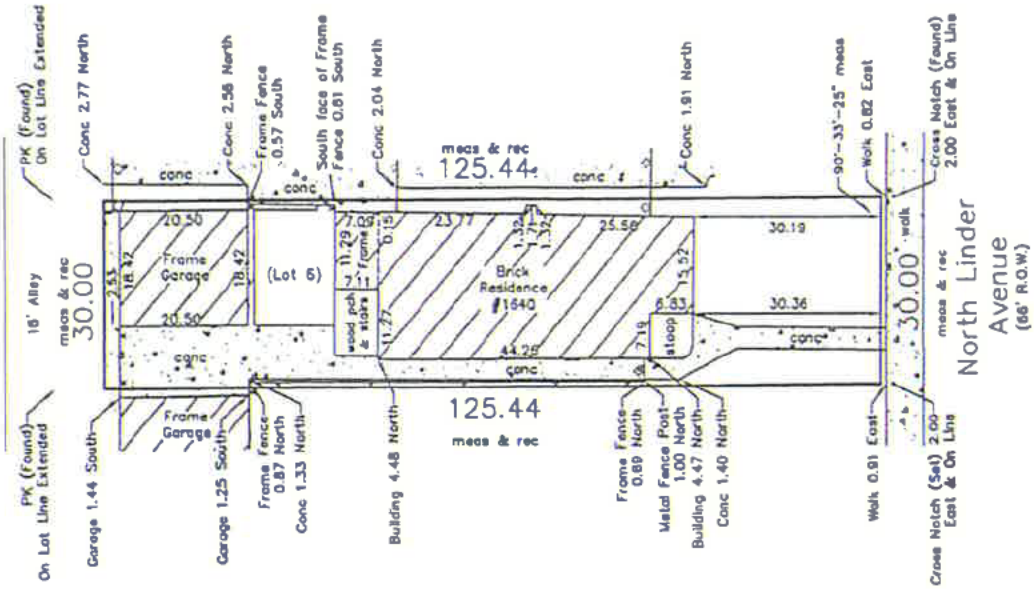
10407 West **Cermak Road**
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

(assumed)

Lot 6 in Block 12 in Mills and Son's North Avenue and Central Avenue Subdivision in the Southwest 1/4 of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Address: 1640 North Linder Avenue, Chicago, IL 60639



LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
conc = concrete, pch = Porch

Area of property is approximately 3,763 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 30 20 26

MITCHELL P. BALEK
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WESTCHESTER, ILLINOIS

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

Scale: 1 inch = 20 ft.
Order No. 260775
Ordered By: Law Office of Ralph R. Sterle, LLC

ORIGINAL SEAL IN RED