#23097-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1724 North Dayton Street

2. Ward Number that property is located in: 43

3. APPLICANT Andrey Timofeev and Ekaterina Timofeeva

   ADDRESS 1724 North Dayton Street CITY Chicago

   STATE IL ZIP CODE 60614 PHONE (312) 636-6937

   EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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 Acosta- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   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? September 2024.

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 2,988 square feet

11. Current Use of the Property: Three-story single family home with attached two car garage and garage roof deck.

12. Reason for rezoning the property: To allow third floor addition, setback reduction, F.A.R. increase, and relocate required rear yard open space to the existing garage roof deck.

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 Applicants seek to rezone the property to build a third floor partial addition (41'-10 ½" height). The existing two car attached parking garage and roof deck will remain. The building height will remain the same.

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 north side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 2) an optional variation under section 17-13-1101-B to reduce the required south side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 3) an optional variation under section 17-13-1101-B to reduce the required minimum combined side yard setback per section 17-2-0309 from 4.8' to 2'-6"; 4) an optional variation under section 17-13-1101-B reduce the rear yard setback per section 17-2-0306-B from 34.86' to zero; and 5) an optional variation under section 17-2-0307-A(5), 17-13-1003-K, and 17-13-1101-A to relocate 255.0 square feet (existing) of rear yard open space to the garage roof deck per section 17-2-0307.

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

Andrey Timofeev, 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.

Andrey Timofeev

Signature of Applicant

State of Texas, Williamson County

Subscribed and Sworn to before me this

31 day of May, 2026

Nelvia A Hamblin
ID NUMBER
12439953-3
COMMISSION EXPIRES
February 8, 2027

Nelvia A. Hamblin Notary Public, State of Texas

Notary Public Nelvia A Hamblin

Electronically signed and notarized online using the Proof platform.

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

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

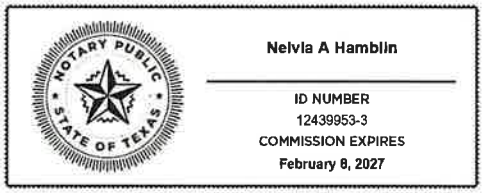
Ekaterina Timofeeva , being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Ekaterina Timofeeva
Signature of Applicant

Subscribed and Sworn to before me this

31 day of May , 2026

Nelvia A. Hamblin Notary Public, State of Texas
Notary Public Williamson County



Electronically signed and notarized online using the Proof platform.

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

June 17, 2026

Chairman Villegas
Committee on Zoning
City Hall
121 North LaSalle Street
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 applicants, 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 72.0 feet south of and parallel to West Willow Street; North Dayton Street; a line 96.0 feet south of and parallel to West Willow Street; and the public alley next west of and parallel to North Dayton Street

and has the address of 1724 North Dayton Street, Chicago, IL 60614.

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 applicants; the name and address of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately June 17, 2026.

The undersigned certifies that the applicants have 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 June 17, 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

June 17, 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 June 17, 2026, the undersigned will file an application for a change in zoning from a from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District on behalf of Andrey Timofeev and Ekaterina Timofeeva (the "Applicants") for the property located at 1724 North Dayton Street, Chicago, IL 60614. The property is bounded by:

> a line 72.0 feet south of and parallel to West Willow Street; North Dayton Street; a line 96.0 feet south of and parallel to West Willow Street; and the public alley next west of and parallel to North Dayton Street.

The property is improved with a three story single family home (41'-10 ½" height). The property includes an attached garage with a garage roof deck. The third floor features a penthouse that is used for living space. The Applicants seek to renovate their home. They propose to demolish the existing third floor penthouse and construct a third floor partial addition. The attached garage and garage roof deck will remain. The building height will remain the same. To allow the proposed project the Applicants seek a rezoning and are also seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the required north side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 2) an optional variation under section 17-13-1101-B to reduce the required south side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 3) an optional variation under section 17-13-1101-B to reduce the required minimum combined side yard setback per section 17-2-0309 from 4.8' to 2'-6"; 4) an optional variation under section 17-13-1101-B reduce the rear yard setback per section 17-2-0306-B from 34.86' to zero; and 5) an optional variation under section 17-2-0307-A(5), 17-13-1003-K, and 17-13-1101-A to relocate 255.0 square feet (existing) of rear yard open space to the garage roof deck per section 17-2-0307.

The Applicants are located at 1724 North Dayton Street, Chicago, IL 60614. The Applicants are the owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Rolando Acosta at (312) 636-6937 and at rolando@acostaezgur.com.

Please note that the Applicants are not seeking to rezone or purchase your property. The Applicants are required by law to send this notice because you own property within 250.00 feet of the property to be rezoned.

Sincerely,

Rolando R. Acosta, Attorney for the Applicants

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

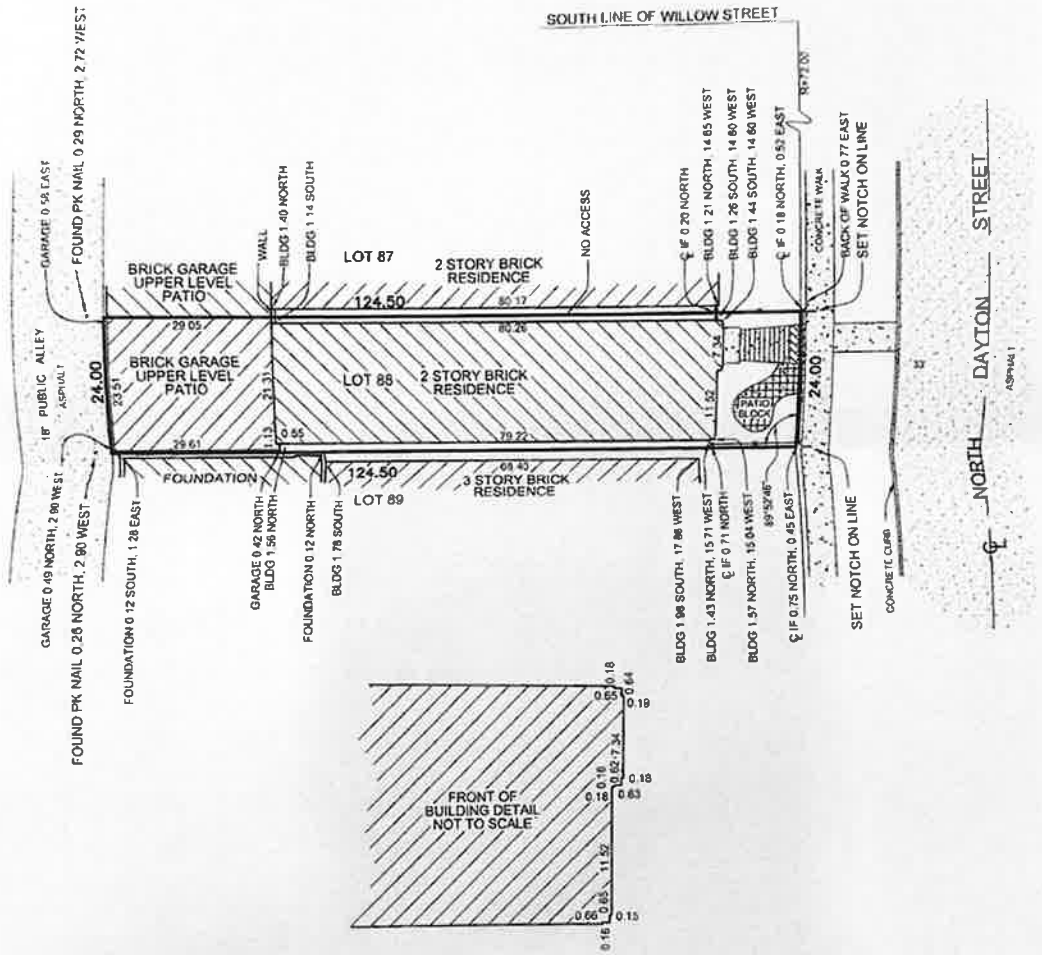
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEYOSBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 88 IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 1724 NORTH DAYTON STREET, CHICAGO



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: JULY 19TH, 2022.

BUILDING LOCATED: JULY 19TH, 2022. FILE:221703.CRD

ORDERED BY: HAWBECKER & GARVER ATTORNEYS

PLAT NUMBER: 221703 SCALE: 1" = 20'

LEGEND

M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

℄ = CENTER LINE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE
I.F. = IRON FENCE

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

LOT AREA: 2,988 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

909 E. 31st ST. LA GRANGE PARK, IL 60526
RUSSELL W. SCHOMIG
035-002446
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2022