CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   4203-11 West 5th Avenue / 732-44 South Keeler Avenue

2. Ward Number that property is located in: 24

3. APPLICANT TECHCO SAVVY INC.

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 872-215-2076

   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

   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

   ADDRESS 1030 West Chicago Avenue, Floor 3

   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: Not for profit.

7. On what date did the owner acquire legal title to the subject property? 03/2025

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): Lot 1: 3788.9 square feet / Lot 2: 2,880 square feet / Lot 3: 2,880 square feet

11. Current Use of the Property: one zoning lot with three vacant parcels

12. Reason for rezoning the property: To subdivide the lots to three individual zoning lots to decrease MLA and allow one three-unit residential building on each lot.

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 one zoning lot comprised of three parcels (Lot 1, Lot 2, and Lot 3). The Applicant seeks to rezone the zoning lot to divide the zoning lot into three individual zoning lots and to allow one three-unit residential building on each Lot with two parking spaces on each lot. The proposed buildings will adhere to all RM4.5 zoning guidelines and parking requirements. The Applicant will seek parking relief.

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

TECHCO SAVVY INC., 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: Lawon Williams
President of the Applicant

Subscribed and Sworn to before me this
09th day of September, 2025

Gloria Hernandez
Notary Public

GLORIA HERNANDEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 16, 2026

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

MONIQUE L. SCOTT
ALDERWOMAN, 24TH WARD

1158 SOUTH KEELER NAVE
CHICAGO, ILLINOIS 60624
PHONE: 773-533-2400
FAX: 773-722-2400
E-MAIL: WARD24@CITYOFCHICAGO.ORG

CITY OF CHICAGO
CITY COUNCIL

CITY HALL ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 312-744-6839
FAX: 312-744-6572

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS
COMMITTEE AND RULES
FINANCE
HOUSING AND REAL ESTATE
LICENSE AND CONSUMER PROTECTION
SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION

August 12, 2025

Re: Support for Rezoning Request – 4203 West 5th Avenue, Chicago, IL 60624

Dear Zoning Board

I am writing in support of Mr. Lawon Williams' of TechCo Savvy Inc request to rezone the property located at **4203 West 5th Avenue, Chicago, IL 60624**.

After careful review and consideration of the proposed development, I believe this project will bring meaningful investment, new housing opportunities, and continued revitalization to our community. The proposed zoning change from **RT-4** to **RM-4.5** will allow for the construction of multi-unit residential buildings that align with the character of the area and meet the growing demand for quality housing in the 24th Ward.

Mr. Williams has demonstrated a consistent commitment to community improvement and responsible development. His plans for the property reflect both thoughtful design and a dedication to enhancing the neighborhood's housing stock while supporting local economic growth.

For these reasons, I recommend approval of this rezoning request to **RM-4.5** and urge my colleagues on the City Council to support this important project.

Sincerely,

Monique L. Scott
24th Ward, Alderwoman

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

September 25, 2025

Chairman
Committee on Zoning
121 North LaSalle Street, Room 304
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:

> West 5th Avenue; South Keeler Avenue; the public alley south of and parallel to West 5th Avenue; and a line 59.49' west of and parallel to South Keeler Avenue

and has the address of 4203-11 West 5th Avenue / 732-44 South Keeler Avenue, Chicago, Illinois 60624.

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 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.

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-4.5 Residential Multi-Unit District on behalf of TECHCO SAVVY INC. (the "Applicant") for the property located at 4203-11 West 5th Avenue / 732-44 South Keeler Avenue, Chicago, Illinois 60624. The property is bounded by:

> West 5th Avenue; South Keeler Avenue; the public alley south of and parallel to West 5th Avenue; and a line 59.49' west of and parallel to South Keeler Avenue.

The property is one zoning lot comprised of three parcels (Lot 1, Lot 2, and Lot 3). The Applicant seeks to rezone the zoning lot to divide the zoning lot into three individual zoning lots and to allow one three-unit residential building on each Lot with two parking spaces on each lot. The proposed buildings will adhere to all RM4.5 zoning guidelines and parking requirements. The Applicant will seek parking relief.

The Applicant is the owner of the property and is located at [redacted] 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 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

Castro

Ximena Castro
Zoning Attorney for the Applicant

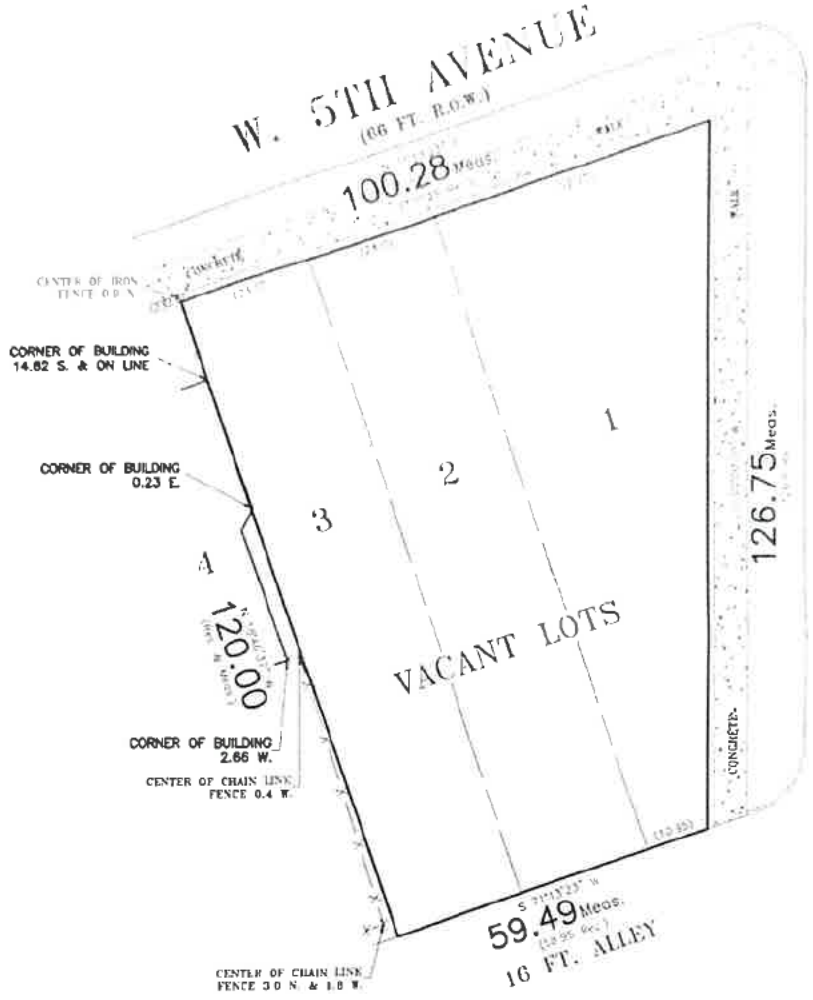
PLAT OF SURVEY
of

LOTS 1, 2 AND 3 IN BLOCK 1 IN WEDSTEP HATCHELLER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER LYING NORTH OF THE NORTH LINE OF CHICAGO AND GREAT WESTERN RAILROAD COMPANY'S RIGHT OF WAY OF THE EAST HALF OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF BARRY POINT ROAD IN COOK COUNTY, ILLINOIS

ADDRESS: 4203 W. 5TH AVENUE, CHICAGO, ILLINOIS
P.I.N. 16-15-409-006

North

SCALE: 1" = 20'



GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT

3) BASIS OF BEARING FOR THIS SURVEY IS AN ASSUMED NORTH

4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED

GARY HOLT
2080
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROCKFORD, IL.

STATE OF ILLINOIS }
COUNTY OF COOK }

SURVEY ORDERED BY: [illegible]

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC. DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT

GIVEN UNDER MY HAND AND SEAL THIS [illegible] DAY OF [illegible] A.D. 20[illegible]

Gary Holt

GARY HOLT, LIC #035-002080, EXPIRES 11/30/18

P.S.E. No. [illegible]

PREFERRED SURVEY INC.
PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS
ROCKFORD, IL

Professional Design Registration #184-002785

Preferred
SURVEY, INC
7845 W. 79TH STREET, BRIDGEVIEW, IL. 60455
Phone: 708-458-7845 / Fax 708 458-7855
www.preferredsurvey.com

Field Work Completed	[illegible]	P.I.D. [illegible]	AUTOCAD
Land Area Surveyed	[illegible]	[illegible]	[illegible]
Drawing Revised			