

#23173-T1
INTRO DATE
SEPT 23, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2142 West 18th Place
2. Ward Number that property is located in: 25
3. APPLICANT Coach House Properties LLC
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 ☒ 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 Same as above.
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: Matthew Holmes, Emily La

7. On what date did the owner acquire legal title to the subject property? November 2023.

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

9. Present Zoning District: RT-4 Proposed Zoning District: Lot 32: RM-5
Lot 31: RT-4, no change

10. Lot size in square feet (or dimensions): Lot 32: 2,978.88 square feet

11. Current Use of the Property: Lot 32: 2 story multi-unit residential building with five units and no parking
Lot 31: vacant lot

12. Reason for rezoning the property: to split Lot 31 and 32 into two individual zoning lots to allow Lot 32 to have increased FAR, decreased MLA, reduction in setbacks, and reduction in rear yard open space. Lot 31 will retain its existing RT-4 zoning district and will be developed into a three story three unit building with three parking spaces.

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 seeks to rezone Lot 32 to split the zoning lot into two zoning lots to legalize Lot 32 building's existing bulk, density, setbacks, and eliminate rear yard open space. The building will remain and its height will remain. No parking is required and none will be added. Lot 31 will remain under the RT-4 zoning district and will be developed into a three story residential building (approx. 27'-11" height) and will include three dwelling units and three parking spaces.

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 front yard setback per section 17-2-0305 from 15.0' to 3'-1 1/2" (existing); 2) an optional variation under section 17-13-1101-B to reduce the west side setback per section 17-2-0309 from 2.0' to 4 7/8" (existing); 3) an optional variation under section 17-13-1101-B to reduce the combined side yard setback per section 17-2-0309 from 4.8' to 3'-3 1/8" (existing); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 from 37.236' to 14'-1 1/4" (existing).

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.cityofchicago.org/ ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

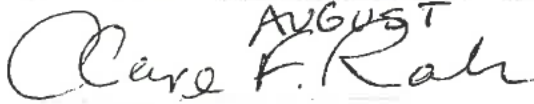
Coach House Properties LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

By: Matthew Holmes
Manager of the Applicant

Subscribed and Sworn to before me this
20th day of September, 2026


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

September 23, 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 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:

The public alley next north of and parallel to West 18th Place; a line 168.0 feet east of and parallel to South Leavitt Street; West 18th Place; and a line 144.0 feet east of and parallel to South Leavitt Street

and has the address of 2142 West 18th Place, 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 September 23, 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 September 23, 2026.


Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

September 23, 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 September 23, 2026, the undersigned will file an application for a change in zoning from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5, Residential Multi-Unit District on behalf of Coach House Properties LLC (the "Applicant") for the property located at 2142 West 18th Place, Chicago, Illinois 60608. The property is bounded by:

The public alley next north of and parallel to West 18th Place; a line 168.0 feet east of and parallel to South Leavitt Street; West 18th Place; and a line 144.0 feet east of and parallel to South Leavitt Street.

The property is one zoning lot comprised of two parcels (Lot 31 and Lot 32). Lot 31 has an address of 2146 West 18th Place and is a vacant lot. Lot 32 has an address of 2142 West 18th Place and is improved with a three story residential building (approx. 27.0' height) and includes five dwelling units and no parking.

The Applicant seeks to rezone Lot 32 to split the zoning lot into two zoning lots to legalize Lot 32 building's existing bulk, density, setbacks, and eliminate rear yard open space. The building will remain and its height will remain. No parking is required and none will be added.

Lot 31 will remain under the RT-4 zoning district and will be developed into a three story residential building (approx. 27'-11" height) and will include three dwelling units and three parking spaces.

As part of the rezoning application, the Applicant also seeks all relief as needed for Lot 32, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and also including: 1) an optional variation under section 17-13-1101-B to reduce the front yard setback per section 17-2-0305 from 15.0' to 3'-1 1/2" (existing); 2) an optional variation under section 17-13-1101-B to reduce the west side setback per section 17-2-0309 from 2.0' to 4 7/8" (existing); 3) an optional variation under section 17-13-1101-B to reduce the combined side yard setback per section 17-2-0309 from 4.8' to 3'-3 1/8" (existing); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 from 37.236' to 14'-1 1/4" (existing).

The Applicant is located at [REDACTED]. 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@acostaegzur.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,

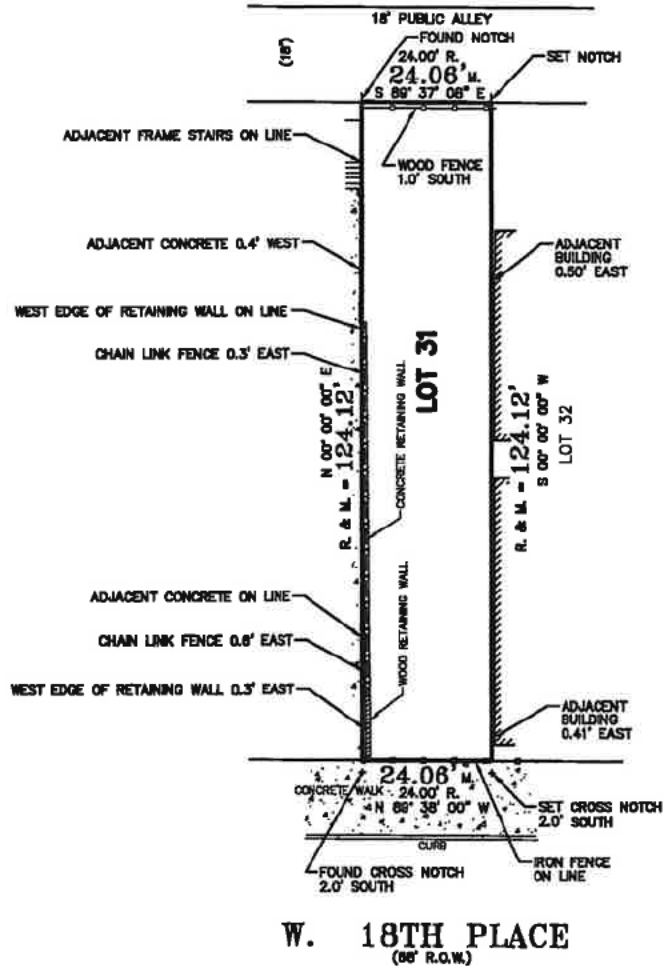
Ximena Castro
Zoning Attorney for the Applicant

PLAT OF SURVEY OF

LOT 31 IN EVANS' SUBDIVISION OF BLOCK 43 IN SUBDIVISION OF
SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BEARING SYSTEM:
ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY
BEARINGS SHOWN HEREON ARE MEASURED

AREA SURVEYED = 2,986 SQ. FT.

CLIENT: KAMINSKI
JOB ADDRESS: 2148 W. 18TH PLACE, CHICAGO, IL
JOB NO: 23-11-017-B

S.H. CAMPBELL
LAND SURVEYING

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370
HICKORY HILLS, IL 60457 FAX: (708) 594-5369

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD
MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO
COMMENCEMENT OF ANY AND ALL CONSTRUCTION FOR BUILDING LINES, EASEMENTS
AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR DEED, ABSTRACT,
TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



State of Illinois }
County of Cook } SS

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This
professional service conforms to the current Illinois minimum standards for a boundary
survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 21ST day of NOVEMBER, 2023

Illinois Professional Land Surveyor No. 3132
License expires November 30, 2024

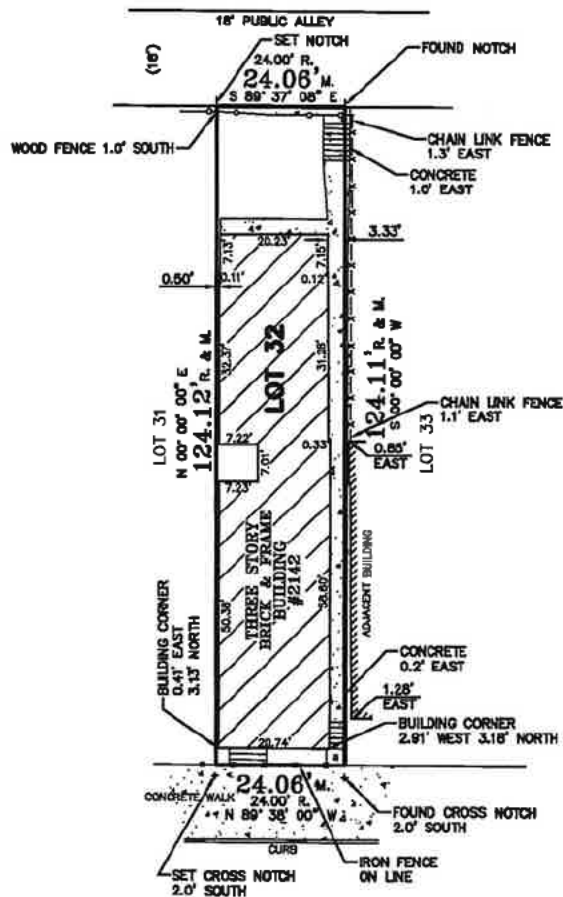
Date fieldwork performed 11-20-2023

or

NORTH

SCALE: 20'

BEARING SYSTEM:
ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES (RESPECTIVELY).
BEARINGS SHOWN HEREON ARE MEASURED

AREA SURVEYED = 2,986 SQ. FT.

CLIENT: KAMINSKI
JOB ADDRESS: 2142 W. 18TH PLACE, CHICAGO, IL
JOB NO: 23-11-017-A

State of Illinois } ss
County of Cook }

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 21ST day of NOVEMBER, 2023

Winds Professional Land Surveyor No. 31322
License expires November 30, 2024

Date fieldwork performed 11-20-2023

S.H. CAMPBELL
LAND SURVEYING

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HICKORY HILLS, IL. 60457 FAX: (708) 594-5369

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

