#22664-T1
INTRO DATE
FEBRUARY 19, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2631-33 West 15th Street, Chicago, Illinois

2. Ward Number that property is located in: 28th

3. APPLICANT Hellas Management, LLC

ADDRESS 64 Orland Square Drive, Suite 310 CITY Orland Park

STATE Illinois ZIP CODE 60462 PHONE 708-224-6401

EMAIL 312hellas@gmail.com CONTACT PERSON Tom Vitogiannis

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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL nick@sambankslaw.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: Maria Vitogiannis (manager)

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

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 46 ft. by 124 ft. - 5,704 sq. ft.

11. Current Use of the Property: The subject property is currently unimproved.

12. Reason for rezoning the property: To permit the construction of a proposed three-story residential building containing six (6) dwelling units. The building will be served by four (4) off-street parking spaces at the rear.

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 is proposing to develop the subject property with a new three-story residential building containing six (6) dwelling units. The proposed building will be masonry in construction and measure 34 ft.-7 1/8 inches in height. The subject property is a Transit Served Location (TSL) and will be supported by four (4) off-street parking spaces at the rear.

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:** (17-13-1003-EE) increase the off-street parking requirement for a Transit Served Location from 50% (3 parking spaces) to 67.7% (4 parking spaces).

☒ **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.** (17-13-1101-B) reduce the rear setback for floors containing residential units from 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

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 for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Maria Vitogiannis, 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

Subscribed and Sworn to before me this 28 day of JANUARY, 2025.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

**For Office Use Only**

Date of Introduction: _____

File Number: _____

Ward: _____

**Written Notice, Form of Affidavit: Section 17-13-0107**
February 19, 2025

Chairman Walter Burnett, Jr.
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

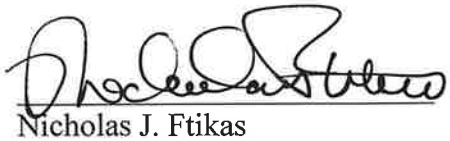
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2631-33 West 15th Street, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **February 19, 2025.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

**Law Offices of Samuel V.P. Banks**

By: 
Nicholas J. Ftikas
*Attorney for Applicant*

Subscribed and Sworn to before me
this 28 day of JANUARY, 2025.


Notary Public



*Via USPS First Class Mail* **PUBLIC NOTICE**
February 19, 2025

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about February 19, 2025, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District, on behalf of the Applicant and Property Owner, Hellas Management, LLC, for the property located at **2631-33 West 15th Street, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new three-story residential building containing six (6) dwelling units. The proposed building will be masonry in construction and measure 34 ft.-7 1/8 inches in height. The subject property is a Transit Served Location. The proposed residential building will be supported by four (4) off-street parking spaces at the rear of the subject property. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 67.7% (four (4) parking spaces for six (6) residential units), reduce the rear setback for floors containing residential uses from the required 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

The Applicant and Property Owner, Hellas Management, LLC, maintains offices at 64 Orland Square Drive, Suite 310, Orland Park, Illinois 60462.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Nicholas J. Ftikas
*Attorney for the Applicant*

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

**SPIEWAK CONSULTING**
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

# PLAT OF SURVEY

by

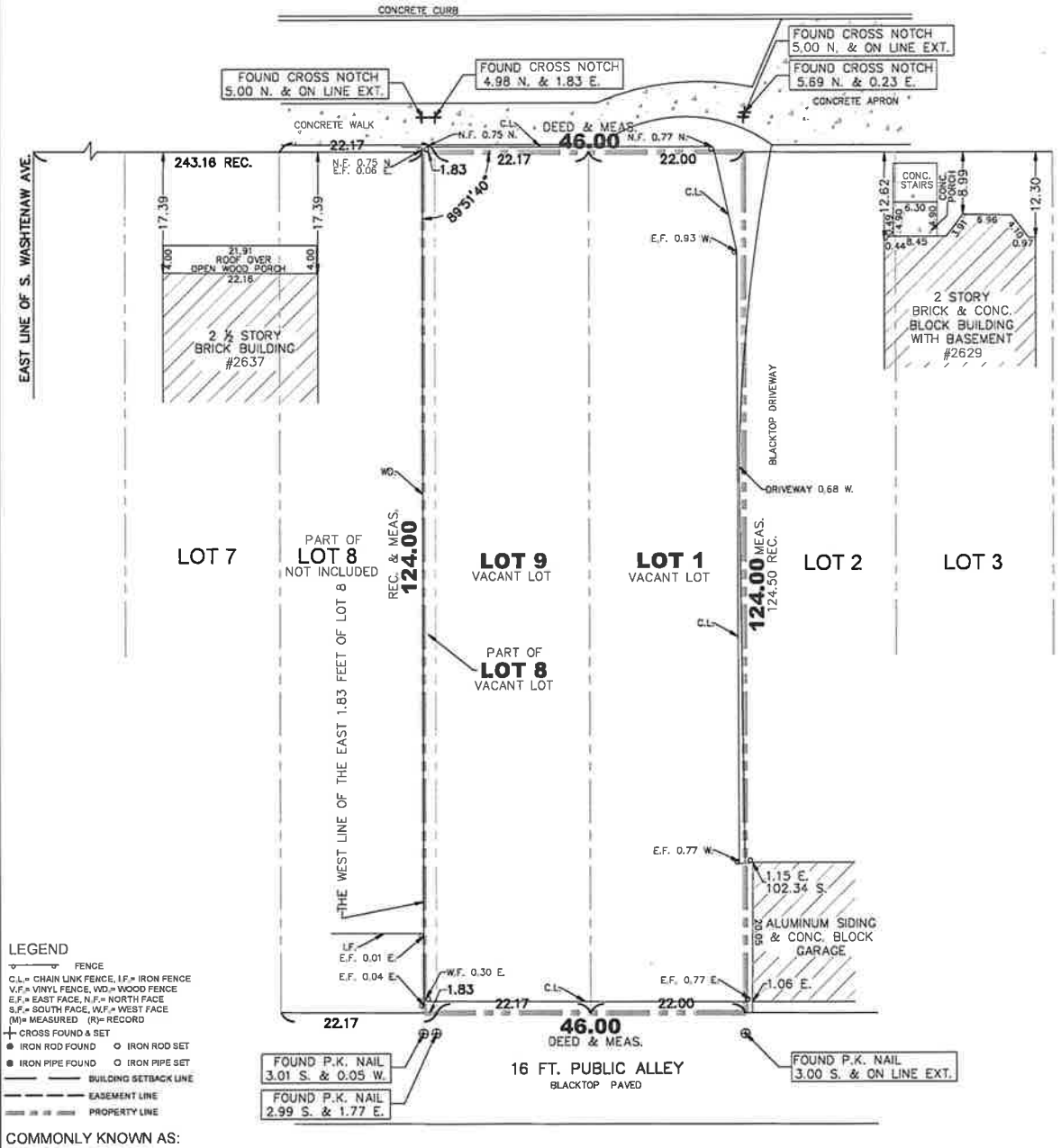
## ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 1 IN CARSON'S SUBDIVISION OF LOT 5 IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO,
LOT 9 AND THE EAST 1.83 FEET OF LOT 8 IN HALL'S SUBDIVISION OF LOTS 6, 8 AND 17 IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION OF WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

## W.15TH ST.




LEGEND

- FENCE
- C.L.= CHAIN LINK FENCE, I.F.= IRON FENCE
- V.F.= VINYL FENCE, WD.= WOOD FENCE
- E.F.= EAST FACE, N.F.= NORTH FACE
- S.F.= SOUTH FACE, W.F.= WEST FACE
- (M)= MEASURED (R)= RECORD
- CROSS FOUND & SET
- IRON ROD FOUND / IRON ROD SET
- IRON PIPE FOUND / IRON PIPE SET
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE

COMMONLY KNOWN AS:
2631-33 W. 15TH ST.
CHICAGO, IL 60608
P.I.N. 16-24-222-007-0000, 16-24-222-008-0000
LAND AREA ± 5704 sq. ft.

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
ORDERED BY: _____
ORGANIZATION: VITOGIANNIS LAW GROUP
SURVEYED BY: TB
DRAWN BY: JK
CHECKED BY: AFS
PROJECT No: G358-2024

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 13 DAY OF NOVEMBER A.D. 2024.
DATE OF PLAT: 15 DAY OF NOVEMBER A.D. 2024.

BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2025

ANDRZEJ F. SPIEWAK 3178 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PARK RIDGE

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL