#23128-T1
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:

   4545 N. Ravenswood Ave., Chicago, IL

2. Ward Number that property is located in: 27

3. APPLICANT HPL-4545 Ravenswood, LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL leeharrisstudios@gmail.com CONTACT PERSON Leon Harris

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 Law Offices of Sam Banks, Nicholas Ftikas

   ADDRESS 221 N. LaSalle St., 38th Floor

   CITY Chicago STATE IL 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: Leon Harris

7. On what date did the owner acquire legal title to the subject property? April 2019

8. Has the present owner previously rezoned this property? If yes, when? _____

9. Present Zoning District: C3-3 Proposed Zoning District: B3-5

10. Lot size in square feet (or dimensions): Approximately 8,190 sq. ft. (50 ft. x 163.8 ft.)

11. Current Use of the Property: The subject property is improved with an existing multi-tenant building with retail at grade and office space above.

12. Reason for rezoning the property: The applicant is proposing to establish fifteen (15) residential units on floors two through five. The grade-level retail unit will remain without change. The subject property is a Transit Served Location and will not be supported by off-street parking.

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 proposing to construct a partial fifth floor addition to the existing building and then establish fifteen (15) residential units on floors 2 through 5. The grade-level retail unit will remain without change. The proposed fifth floor addition will measure 79 ft. in height. The subject property is a transit served Location and will not be supported by off-street 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:** (17-13-1003-EE) The Applicant seeks to reduce the number of residential off-street parking spaces required for a Transit Served Location from 53% (8 parking spaces) to zero 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) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30 ft. to zero, (17-13-1101-D) waive the loading berth requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

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

Leon Harris, 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 27 day of MAY, 2026.

Notary Public

OFFICIAL SEAL
NICHOLAS FTIKAS
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 704828
My Commission Expires Dec. 04, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
July 15, 2026

Chairman Gilbert Villegas
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 **4545 N. Ravenswood, 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 **July 15, 2026.**

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 8 day of July, 2026.

_____
Notary Public

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

Via USPS First Class Mail **PUBLIC NOTICE**
July 15, 2026

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 July 15, 2026, I, the undersigned, intend to file an application for a change in zoning from the C3-3 Commercial, Manufacturing and Employment District to the B3-5 Community Shopping District, on behalf of the Applicant and Property Owner, HPL-4545 Ravenswood, LLC, for the property located at **4545 N. Ravenswood, Chicago, IL**.

The Applicant is proposing to construct a partial fifth-floor addition to the existing building and then convert the floors above grade level to fifteen (15) residential units. The grade level retail unit will remain without change. The resulting mixed-use building will measure 79 ft. in height. The subject property is a Transit Served Location and will not be supported by off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from 50% to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, waive the loading berth requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Property Owner and Applicant, HPL-4545 Ravenswood, LLC, maintains offices at [redacted]

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.**

CERTIFIED SURVEY

16144 S Bell Road, Homer Glen, Illinois 60491 Phone 847-296-6900

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

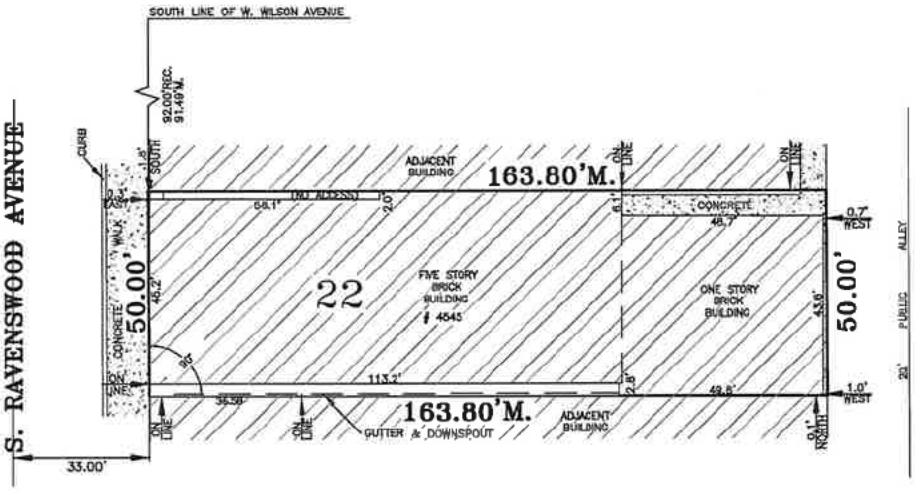
OF

LOT 22 IN BLOCK 12 IN RAVENSWOOD IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4545 N RAVENSWOOD AVENUE
CHICAGO, IL

PIN: 14-18-215-003
LOT AREA=8,190 S.F.





W. = MEASURED
REC. = RECORD
N = NORTH
S = SOUTH
E = EAST
W = WEST

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ZONING ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF CERTIFIED SURVEY. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. ©COPYRIGHT, ALL RIGHTS RESERVED.

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE

ORDER No. 26-05-165

ORDERED BY: LEE HARRIS

STATE OF ILLINOIS)
COUNTY OF WILL) ss.

WE, CERTIFIED SURVEY, AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 1ST DAY OF JUNE 2026.

SIGNED THIS 3RD DAY OF JUNE 2026.

BY: Kevin Chaffin
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184

16144 S. BELL ROAD HOMER GLEN, IL 60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION 11-30-2026