

#22637-T1  
INTRO DATE  
JAN 15, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

1726 W Cullerton St, Chicago, IL 60608

2. Ward Number that property is located in: 25

3. APPLICANT Dean Economos, George Economos, Lucia Economos

ADDRESS 1726 W Cullerton St, Ste 3 CITY Chicago

STATE IL ZIP CODE 60608 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Dean Economos

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 \_\_\_\_\_

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 Thomas S Moore - McCarthy Duffy LLP

ADDRESS 180 N LaSalle St, Ste 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX \_\_\_\_\_ EMAIL tmoore@mccarthyduffy.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: Dean Economos  
George Economos  
Lucia Economos
7. On what date did the owner acquire legal title to the subject property? 4/11/2024
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): 24.00 x 125.00 = 3,000.00 sf as recorded
11. Current Use of the Property: The property is currently a 3-story 3 dwelling-unit property with 3 off street parking spaces.
12. Reason for rezoning the property: To meet the bulk and density standards of the RM-4.5 zoning district to bring the existing property into compliance and allow for the construction of a new detached 2-car garage with a 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 property will remain a 3-story with basement 3 dwelling-unit property; there will be a newly constructed 2-car detached garage; there will be no commercial space; the existing building height of 36' 3" will remain.
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. 17-13-1101-B: reduce required rear yard setback from 6' to 0'  
17-13-1101-B: reduce west side yard setback from 2' to 1'-11 1/8"  
17-13-1101-D: reduce amount of required parking from 3 spaces to 2 spaces

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

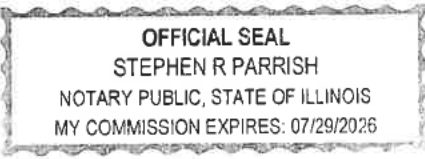
COUNTY OF COOK  
STATE OF ILLINOIS

Dean Economos, 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 December, 2024.

  
Notary Public



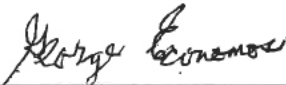
**For Office Use Only**

Date of Introduction: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Ward: \_\_\_\_\_

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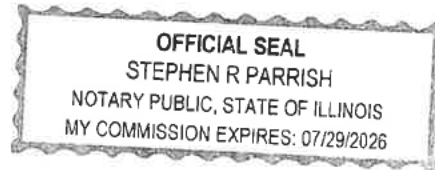
COUNTY OF COOK  
STATE OF ILLINOIS

George Economos, 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 December, 2024.

  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

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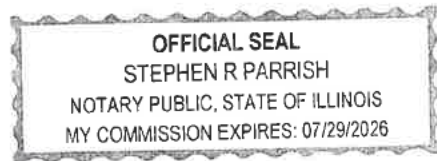
COUNTY OF COOK  
STATE OF ILLINOIS

Lucia Economos, 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.

Lucia Economos  
Signature of Applicant

Subscribed and Sworn to before me this  
27 day of December, 2024.

Stephen R Parrish  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

"WRITTEN NOTICE"  
FORM OF AFFIDAVIT  
(Section 17-13-0107)

Date: December 30, 2024

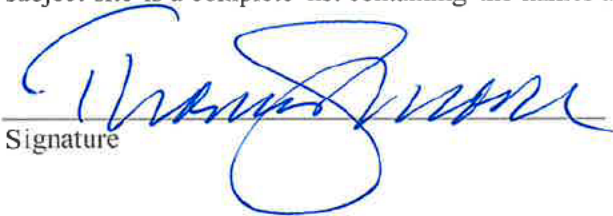
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

The undersigned, Thomas S Moore, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he 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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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.

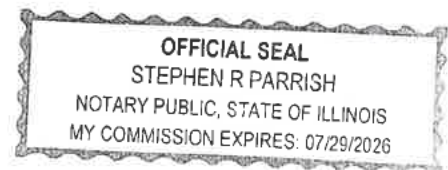
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately January 15, 2025.

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 site is a complete list containing the names and addresses of the people required to be served.

  
Signature

Subscribed and Sworn to before me this  
30 day of December, 2024

  
Notary Public



# MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

January 15, 2025

To 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 January 15, 2025, the undersigned filed an application for a change in the zoning from RT-4 to RM-4.5 on behalf of the applicants, Dean Economos & George Economos & Lucia Economos, for the property located at 1726 W Cullerton St, Chicago, Illinois 60608.

The Applicants seek a Type 1 zoning change to meet the bulk and density standards of the RM-4.5 zoning district to bring the existing property into compliance and allow for the construction of a new detached 2-car garage with a roof deck. As a part of the Type 1 zoning change the applicants will seek variances to reduce the required rear yard setback from 6' to 0' per Section 17-13-1101-B; reduce the west side yard setback from 2' to 1'-11 1/8" as per Section 17-13-1101-B; and to reduce the required parking from 3 spaces to 2 spaces as per Section 17-13-1101-D.

Dean Economos is the contact person for the applicants. his address is 1726 W Cullerton St, Ste 3, Chicago, IL 60608. He can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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 to be rezoned.

Sincerely,



Thomas S. Moore



# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

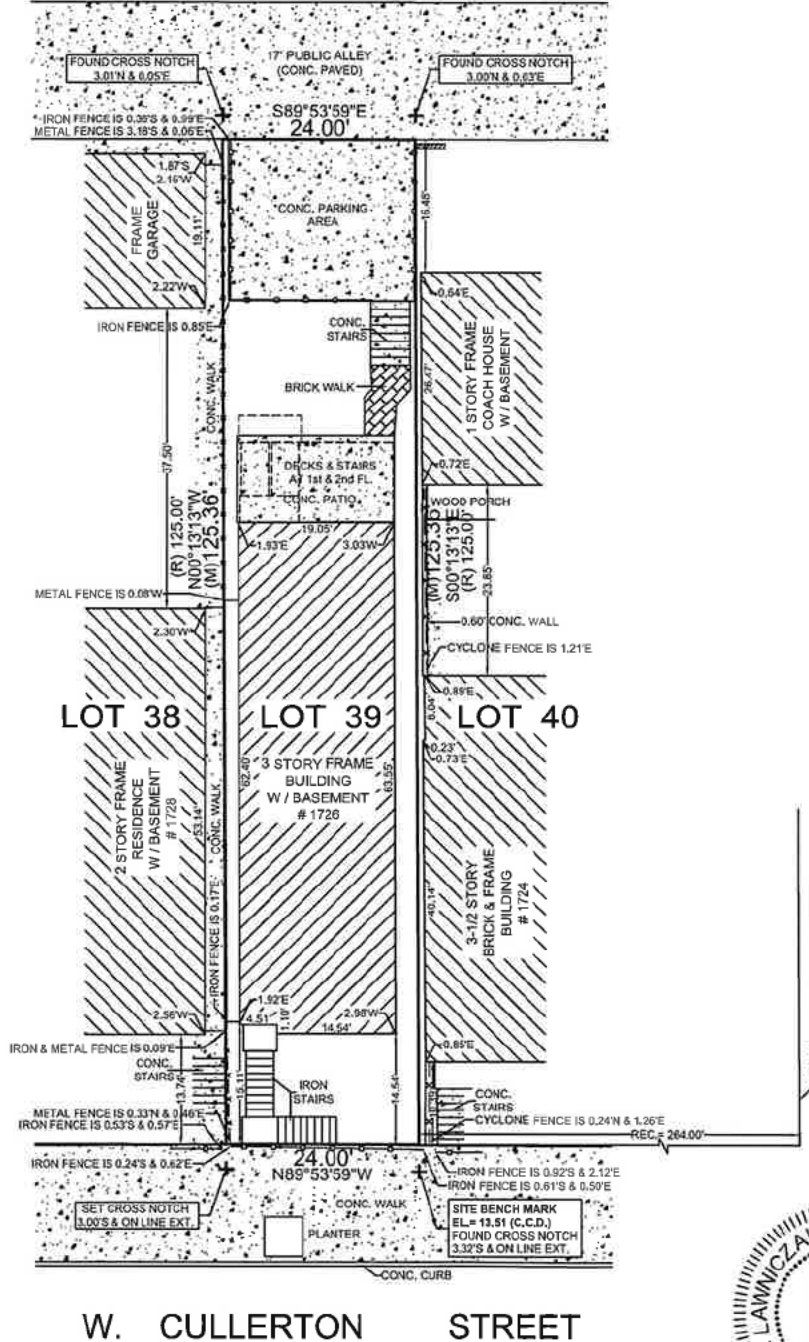
## PLAT OF SURVEY

OF

LOT 39 IN LOMBARD'S SUBDIVISION OF BLOCK 50 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1726 W. CULLERTON STREET, CHICAGO, ILLINOIS 60608

PERMANENT INDEX NUMBER: 17 - 19 - 416 - 037 - 0000



W. CULLERTON STREET



UPDATED: JUNE 15, 2024

CHECK  IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY: <b>CHICAGO ROOF DECK, INC</b>
DATE : FEBRUARY 14, 2024
SCALE : 1" = 15'
ORDER No.: 2024 - 31395

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025