#23130-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:

1807-09 West Augsta Boulevard, Chicago, Illinois 60642

2. Ward Number that property is located in: 36th

3. APPLICANT 1807-09 W. Augusta Blvd LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL chicagoprobuilders@outlook.com CONTACT PERSON Uros Pantelic

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 M15 Land Investments LLC

ADDRESS 400 East Randolph Street, Ste. 2507 CITY Chicago

STATE Illinois ZIP CODE 60601 PHONE 312-240-9990

EMAIL wpt@gobelfin.com CONTACT PERSON William Tsourapas

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 Samuel V.P. Banks, Frederick Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@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: William Tsourapas and Sam Kostic

7. On what date did the owner acquire legal title to the subject property? February 2021

8. Has the present owner previously rezoned this property? If yes, when? February 2026

9. Present Zoning District: RM-4.5 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 48 ft. by 100.4 ft. (approximately 4,819.2 sq. ft.)

11. Current Use of the Property: The eastern portion of the subject property (1807 W. Augusta) is vacant and the western portion (1809 W. Augusta) is improved with a two-story residential building at the front and a two-story detached garage at the rear.

12. Reason for rezoning the property: To redevelop the subject property with a new three-story residential building containing six (6) residential dwelling units. The building will be supported by a new five-car detached garage with a roof top 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 Applicant is proposing to redevelop the subject property with a new three-story residential building containing six (6) dwelling units and a detached garage. The proposed building will measure 36 ft.-3.5 in. in height and will be supported by five (5) off-street garage parking spaces. The subject property is a Transit Served Location (TSL).

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% (three (3) parking spaces) to 83.33% (five (5) parking spaces) and (17-13-1003-k) to waive the rear yard open space requirement.

☒ **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 front setback from the required 15 ft. to 6 ft.-8 in., reduce the total combined side setback to 6 ft., reduce the rear setback from the required 30.12 ft. to 21 ft.-4 in. 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

SAM KOSTIC, 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
29 day of JUNE, 20 26.

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: _____

To whom it may concern:

I, William "Bill" P. Tsourapas, on behalf of M15 Land Investments LLC, an Illinois limited liability company, the owner of the subject property located at 1807-09 W. Augusta Blvd., Chicago, IL ("Subject Property"), authorize 1807-09 W. Augusta Blvd LLC, an Illinois limited liability company and its attorney, the Law Offices of Samuel V.P. Banks, to file a Zoning Amendment Application with the Department of Planning and Development, Committee on Zoning, City of Chicago for the Subject Property.



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, **Frederick Agustin**, 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 **1807-09 West Augusta Boulevard, 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: _____
Frederick Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 30 day of JUNE, 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 RM-4.5 Residential Multi-Unit District to the RM-4.5 Residential Multi-Unit District, on behalf of the Applicant, 1807-09 W. Augusta Blvd LLC, for the property located at **1807-09 West Augusta Boulevard, Chicago, IL**.

The Applicant is proposing to redevelop the subject property with a new three-story residential building containing six (6) dwelling units and a detached garage. The proposed building will measure 36 ft.-3.5 in. in height. The subject property is a Transit Served Location and will be supported by five (5) off-street garage parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-K, 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 83.33% (five (5) parking spaces for six (6) residential units), waive the rear yard open space requirement, reduce the front setback from 15 feet to 6 ft.-8 in., reduce the total combined side setback to 6 ft., reduce the rear setback from 30.12 ft. to 21 ft.-4 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, 1807-09 W. Augusta Blvd 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

Frederick Agustin
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.**

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH
ASSUMED

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184–003233

PHONE:(773)282-5900
FAX: (773)282-9424
mmsurvey1285@sbcglobal.net

PLAT OF SURVEY

OF

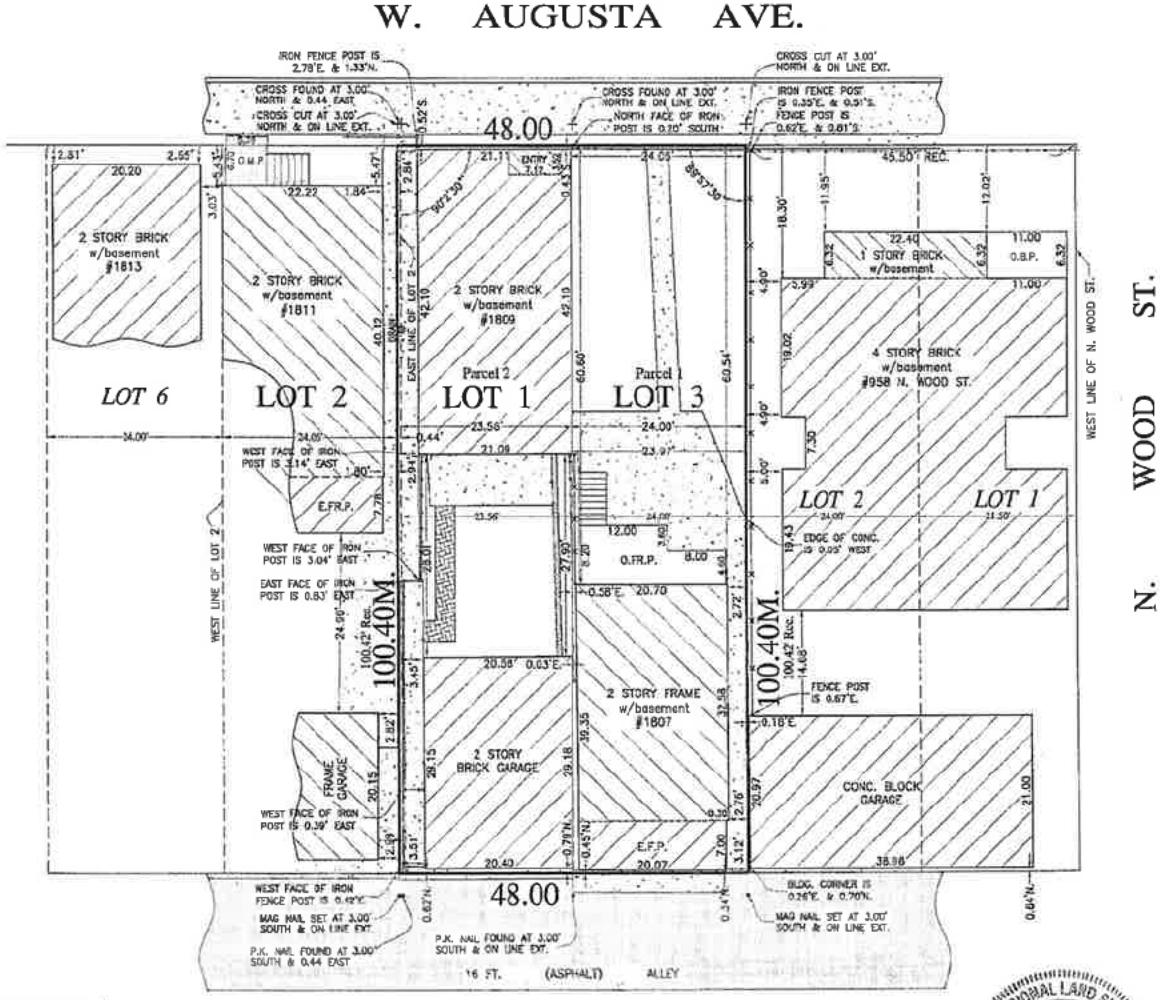
PARCEL 1:

LOT 3 IN ROBERT BOAKE'S RESUBDIVISION OF BLOCK 5 IN COCHRAN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 AND THE EAST 0.44 FEET OF LOT 2 IN SLATKIN'S RESUBDIVISION OF LOTS 4 AND 5 IN THE RESUBDIVISION OF BLOCK 5 IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1807-09 W. AUGUSTA BLVD., CHICAGO, IL. 60622
TOTAL LAND AREA = 4,819 sq.ft.



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT

E.FR.P.	– ENCLOSED FRAME PORCH
O.FR.P.	– OPEN FRAME PORCH
O.BR.P.	– OPEN BRICK PORCH
O.M.P.	– OPEN METAL PORCH
O.C.P.	– OPEN CONC. PORCH
E.C.	– EDGE OF CONCRETE
E.BR.	– EDGE OF BRICK
U.P.	– UTILITY POLE

PROFESSIONAL LAND SURVEYOR
ZBIGNIEW DOMOZYCH
035-003758
CHICAGO ILLINOIS
STATE OF ILLINOIS

State of Illinois
SS
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Zb. Domozych

Date: JANUARY 28-2021

REG. ILL. Land Surveyor No. 35–3758

LIC. EXP. NOVEMBER 30, 2022

ORDER NO. 101248

SCALE: 1 INCH= 16 FEET

FIELDWORK COMPLETION DATE: JANUARY 21, 2021

ORDERED BY: BELVEDERE FINANCIAL

RE: #100987, #93670

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.