

#22272

INTRO DATE

SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 4841-4857 W. 47th Street

2. Ward Number that property is located in: 22nd Ward

3. APPLICANT Olympus Properties, LLC ADDRESS 4758 S. Cicero Avenue CITY Chicago STATE IL ZIP CODE 60638 PHONE (708) 935-1225 EMAIL Harriet@olympicstore fixtures.com CONTACT PERSON Harriet Sides

4. Is the applicant the owner of the property? YES X 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 Dean T. Maragos, Attorney ADDRESS 1 N. LaSalle Street, Suite 2242 CITY Chicago STATE IL ZIP CODE 60605 PHONE (312) 578-1012 FAX EMAIL dtm@maragoslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

- Nicholas Giagkou 30%
- Harriet Sides 30%
- Helen Buivid 30%
- Antonios Giagkou 5%
- Vicky Giagkou 5%

7. On what date did the owner acquire legal title to the subject property? Aug. 9, 2006

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

9. Present Zoning District B3-1 Proposed Zoning District C2-1

10. Lot size in square feet (or dimensions) 22,964 sq.ft.

11. Current Use of the property Truck Parking & storage of equipment/inventory
Not used as an auto parking lot.

12. Reason for rezoning the property Want to store commercial containers on the property. Containers shall be stored outside

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 the proposed building. (BE SPECIFIC)
To allow outdoor storage lot to store commercial containers & truck storage.

14. 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 X

COUNTY OF COOK
STATE OF ILLINOIS

Harriet Sides, 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 Harriet Sides, Secretary

Subscribed and Sworn to before me this
23rd day of August, 2023.

Dean T. Maragos
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

MARAGOS & MARAGOS I, CHTD.
ATTORNEYS AND COUNSELORS AT LAW
1 NORTH LaSALLE STREET • SUITE 2242
CHICAGO, ILLINOIS 60602
PHONE: 312.578.1012 • FAX: 312.578.1016
E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS
(1922-2005)
HON. DEAN T. MARAGOS*
*ALSO ADMITTED IN FLORIDA

OF COUNSEL
FRANCIS X. RILEY
(1912-2006)

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

August 23, 2023

Honorable Carlos Ramirez Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Dean T. Maragos, 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 September 13, 2023.

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.

Dean T. Maragos

Signature Dean T. Maragos

Subscribed and Sworn to before me this 23rd day of August, 2023.

Kenneth Alan Henry



MARAGOS & MARAGOS I, CHTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LaSALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

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August 23, 2023

OF COUNSEL

FRANCIS X. RILEY

(1912 - 2006)

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 13, 2023, the undersigned will file an application for a change in zoning from a B3-1 Community Shopping District to a C2-1 Motor Vehicle-Related Commercial District on behalf of Olympus Properties, LLC located at 4841-4857 West 47th Street.

The applicant intends to use the subject property for an outdoor storage lot to store equipment, inventory and outside containers for its supply business.

Olympus Properties, LLC is the owner applicant and is located at 4758 S. Cicero Avenue. The contact person for this application is Dean T. Maragos, applicant & owner attorney, 1 North LaSalle Street, Chicago, Illinois 60602, (312) 578-1012.

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 feet of the property to be rezoned.

Sincerely,



Dean T. Maragos

DTM/pvv