

#22271
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:
4724-44 S. Cicero Avenue

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 CONTACT PERSON Harriet Sides
fixtures.com

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 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 Giagkou 30%
- Helen Buivid 30%
- Antonios Giagkou 5%
- Vicky Giagkou 5%

7. On what date did the owner acquire legal title to the subject property? Sept. 14, 2016

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) 26,197 sq. ft.

11. Current Use of the property Accessory Customer Parking Lot adjacent to the main business on the adjacent property at 4752-58 South Cicero Avenue

12. Reason for rezoning the property To allow accessory outdoor storage specifically to store commercial containers on the property. Containers shall be stored outside to serve restaurant supply store adjacent to this property located at 4752-58 S. Cicero Avenue.

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 accessory to an existing off-site use as a restaurant supply store wholesale to maintain 48 parking spaces with 2 accessible spaces; no residential; no existing Building on site

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

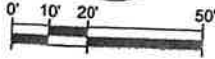


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

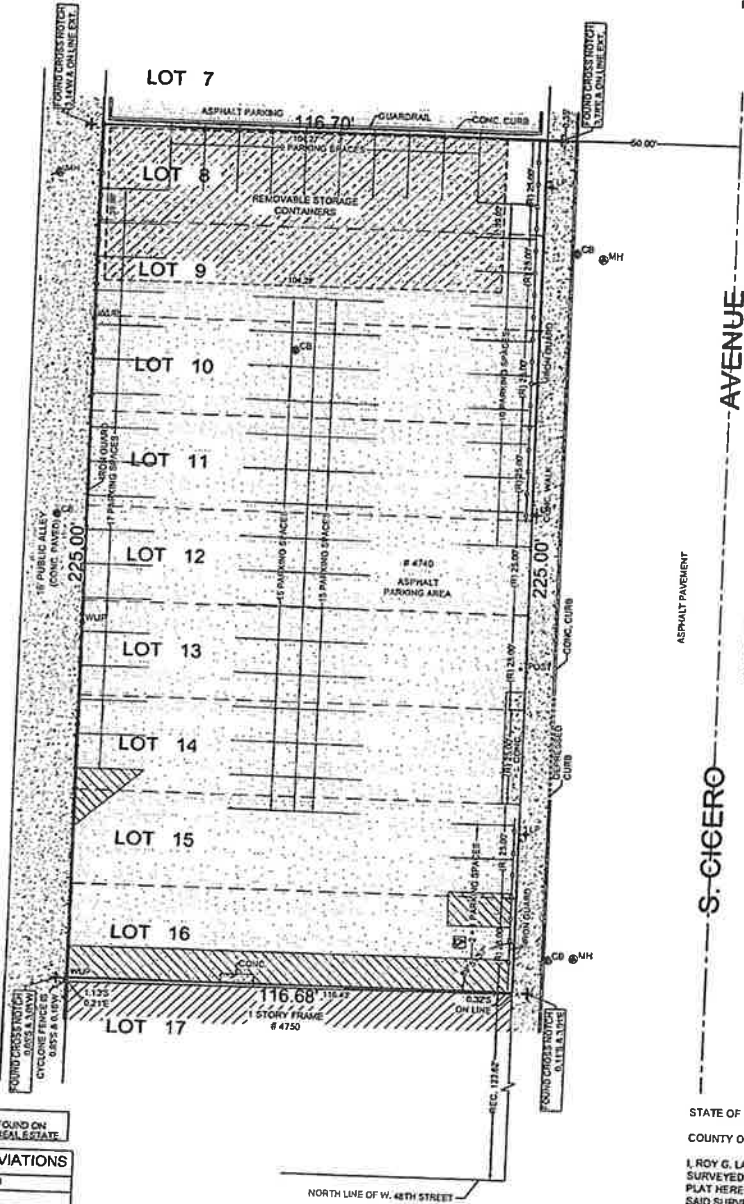


UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL: (847) 299-1010 FAX: (847) 299-5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
 LOTS 8 TO 16 INCLUSIVE IN BLOCK 35 IN FEDERICK H. BARTLETT'S
 CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF
 SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF
 SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

KNOWN AS: **4740 S. CICERO AVENUE, CHICAGO, ILLINOIS**
 PERMANENT INDEX NUMBER: 18-09-207-044-0000



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	68
HANDICAP	1
TOTAL	69

NOTE:
 THE LEGAL DESCRIPTION IS FOUND ON
 THE EXISTING DEED TO THE REAL ESTATE

LEGEND	ABBREVIATIONS
⊙CB	CATCH BASIN
⊙LP	LIGHT POLE
⊙WUP	WOOD UTILITY POLE
⊙MH	MANHOLE
⊙POST	METAL GUARD POST
⊙R	HANDICAPPED PARKING SPACE

ORDERED BY: OLYMPIUS PROPERTIES LLC	
SCALE: 1" = 20'	
DATE: MARCH 9, 2023	
FILE No.:	03/15/23
2023 - 30822	REVISED
	DATE
	REVISION

S. CICERO AVENUE
 ASPHALT PARKMENT
 N/A & IS HEREOFORRE DEDICATED
 AS FOR PUBLIC STREET PURPOSES

STATE OF ILLINOIS)
) S.S.
 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.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
 CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY
 MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT
 ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MARCH 15, A.D. 2023.



BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2299
 LICENSE EXPIRES: NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2025

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.

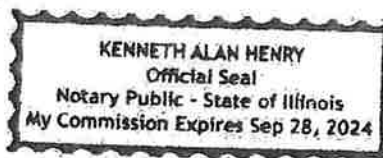
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject 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 25th 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

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

August 23, 2023

OF COUNSEL
FRANCIS X. RILEY
(1912 - 2006)

Dear Property Owner:

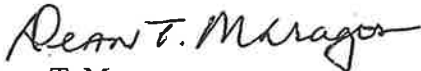
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 13, 2023, the undersigned will file an application for a change in zoning from a B3-1 Community Shopping District to a C2-1 Motor Vehicle-Related Commercial District on behalf of Olympus Properties, LLC, the Applicant, located at 4724-4744 South Cicero Avenue.

The applicant intends to use the subject property to store commercial containers required for its commercial supply business located at 4752-58 S. Cicero Avenue adjacent to this subject lot. This lot will maintain 48 parking spaces with 2 accessible spaces.

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



Cook County, Illinois

E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 9 - 38 - 13

LAKE

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'A'
 FRED'K H. BARTLETT'S CENTRAL CHICAGO, a sub. in the S.E. 1/4 of Sec. 4 and the N.E. 1/4 and the S.E. 1/4 of Sec. 9-38-13.
 Rec. 01/10/1924 Doc. 8246322



Cook County, Illinois

E 1/2 SE 1/4 Section 4 - 38 - 13

STICKNEY & LAKE



*A
 FRED'K. H. BARTLETT'S CENTRAL CHICAGO, a sub. in the S.E. 1/4 of Sec. 4 and the N.E. 1/4 and the S.E. 1/4 of Sec. 9-38-13.
 Rec. 01/10/1924 Doc. 8246322

Cook County, Illinois

W½ NW¼ Section 10 - 38 - 13

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"A"
Fred'k H. Bartlett's Centerfield Sub. of the W.1/2 of the N.W.1/4 of S. 10-38-13 (except the E. 158 ft.).
Rec. 02/05/1923 Doc. 77983400

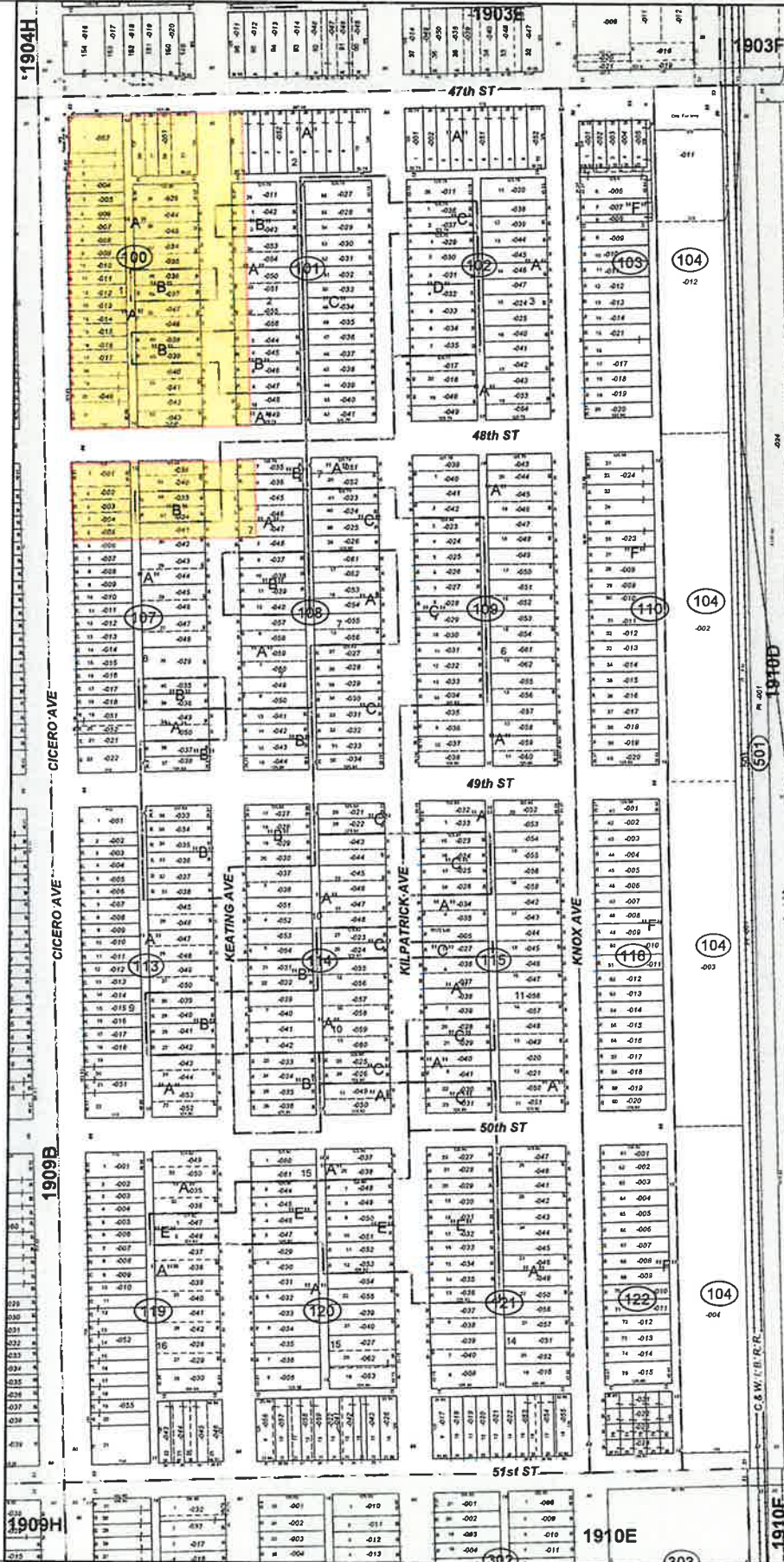
"B"
FINITZO BROS. RESUB. of certain lots in Blks. 1, 2, 7, 8, 9, & 10 in Fred'k H. Bartlett's Centerfield Sub. (see "A")
Rec. 07/10/1956 Doc. 16633737

"C"
LEONARD E. COOPER'S RESUB., a Resub. of certain lots in Blks. 2, 3, 6, 7, 10 & 11 in Fred'k H. Bartlett's Centerfield Sub. (see "A")
Rec. 10/27/1955 Doc. 16404333

"D"
SATCER'S RESUB. of Lots 21 to 24 of Blk. 3 in Fred'k H. Bartlett's Centerfield Sub. (see "A")
Rec. 08/18/1955 Doc. 16336397

"E"
RESUB. of Lots 1 to 5, both incl., in Blk. 14, Lots 2, 3, 23, 24, & 25 in Blk. 15 and Lot 11 in Blk. 16 in Fred'k H. Bartlett's Centerfield Sub. (see "A")
Rec. 04/17/1956 Doc. 16552756

"F"
FRED'K H. BARTLETT'S RESUB. of Lots 1 to 13 of Blk. 4, Lots 1 to 10 of Blk. 5, Lots 1 to 10 of Blk. 12 and Lots 1 to 13 of Blk. 13.
Rec. 03/03/1923 Doc. 7826243



Cook County, Illinois

W 1/2 SW 1/4 Section 3 - 38 - 13

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"A"
CIRCUIT COURT PARTITION of the S. 1/2 and that part of the N.W. 1/4 S. of the Illinois & Michigan Canal (ex. a 90 ft. strip adj. the Canal).

Rec. 04/29/1897 Doc. 2530529

"B"
FRED'K. H. BARTLETT'S 48th AVE. SUB of Lot "A" (ex. the R. R.) of Circuit Court Partition lot, see "A". For bal. of Sub. see the W. 1/2 of the N. W. 1/4 of Sec 3-38-13.

Rec. 09/02/1911 Doc. 4823062

"C"
SIMKUS' RESUB. of Lot 97 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 10/02/1952 Doc. 16450440

"D"
RESUB. of Lot 111 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 11/19/1953 Doc. 15774039

"E"
RESUB. of Lots 78 & 84 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 06/10/1954 Doc. 15930539

"F"
RESUB. of Lot 81 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 01/21/1955 Doc. 16129266

"G"
RESUB. of Lot 50 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 01/11/1956 Doc. 16466507

"H"
RESUB. of Lot 44 in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 02/10/1956 Doc. 16491984

"J"
STREJC SUB. of Lot 131 of Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 07/19/1956 Doc. 16644053

"K"
RESUB. of Lot 27 of Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 09/18/1956 Doc. 16701850

"L"
THOS. E. DUNN'S RESUB. of certain lots in Fred'k. H. Bartlett's 48th Ave. Sub. (see "B").

Rec. 09/27/1956 Doc. 16710679

