

# 22382  
INTRO DATE  
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
2286 South Blue Island Avenue

2. Ward Number that property is located in: 25

3. APPLICANT 2286 Blue Island LLC

ADDRESS 211 North Waukegan Road, Suite 310 CITY Northfield

STATE IL ZIP CODE 60093 PHONE 7732094800

EMAIL sk@axonasrealty.com CONTACT PERSON Steve Konstantopoulos

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 the Applicant

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 Tyler Manic

ADDRESS 70 W Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX \_\_\_\_\_ EMAIL tmanic@schainbanks.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: Steve Konstantopoulos
- 
7. On what date did the owner acquire legal title to the subject property? 12/15/2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: C1-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 2,400 square feet
11. Current Use of the Property: The Property is improved with a three-story mixed-use building with five dwelling units and a vacant ground floor commercial unit.
12. Reason for rezoning the property: The Applicant seeks to convert the vacant ground-floor commercial space into a residential dwelling unit within the existing mixed-use commercial/residential building with 5 dwelling units for a total density of 6 dwelling units.
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): To convert the ground floor commercial space into an additional dwelling within the existing three-story building for a total of six dwelling units building. The existing building height is 41 feet and 5 inches, which shall remain. There are two existing parking spaces. There will no commercial space provided.
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:** \_\_\_\_\_

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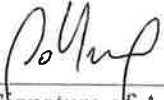
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. \_\_\_\_\_

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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

Steve Konstantopoulos, 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  
4<sup>th</sup> day of March, 2024.

  
Notary Public



\_\_\_\_\_  
**For Office Use Only**

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

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

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



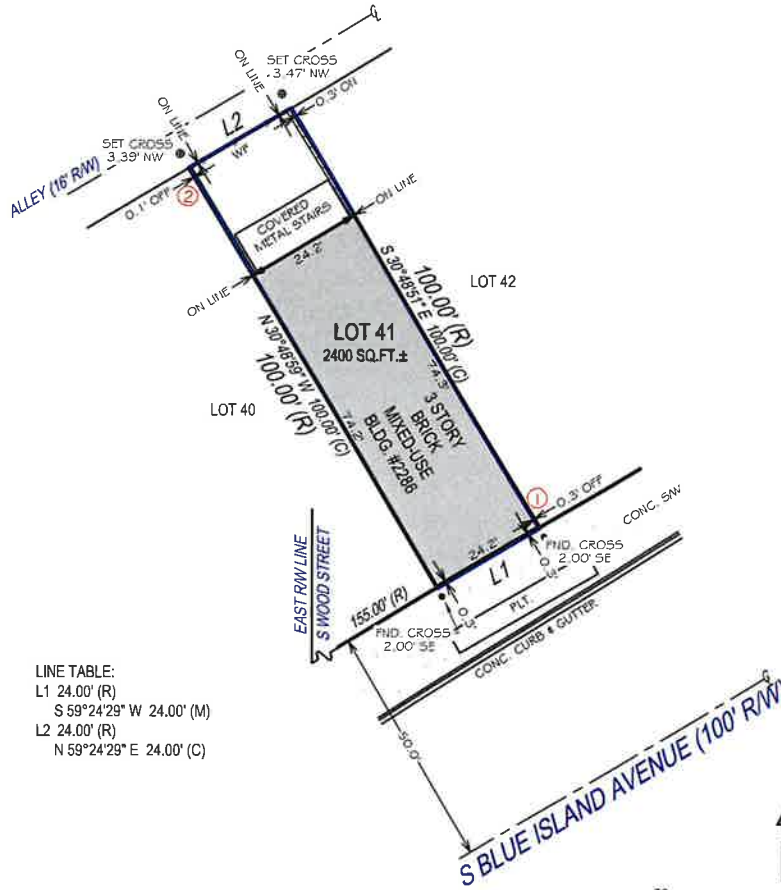
www.exactalands.com | office: 773.305.4011



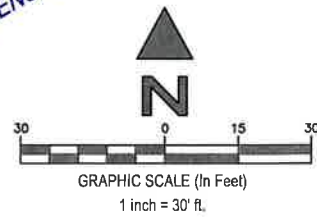
PROPERTY ADDRESS: 2286 S BLUE ISLAND AVENUE, CHICAGO, ILLINOIS 60608

SURVEY NUMBER: IL2210.0528

IL2210.0528  
BOUNDARY SURVEY  
COOK COUNTY



LINE TABLE:  
L1 24.00' (R)  
S 59°24'29" W 24.00' (M)  
L2 24.00' (R)  
N 59°24'29" E 24.00' (C)



STATE OF ILLINOIS }  
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Kenneth Kennedy*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
1. RESIDENCE OVER PROPERTY LINE 2. WALL OVER PROPERTY LINE



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 10/20/22  
FIELD WORK DATE: 10/19/2022  
REVISION DATE(S): (REV.1 10/19/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**JOB SPECIFIC SURVEYOR NOTES:**

**LEGAL DESCRIPTION:**

LOT 41, IN THE SUBDIVISION OF BLOCK 2 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF NORTH OF THE RIVER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYOR'S LEGEND**

<p><b>LINETYPES</b></p> <ul style="list-style-type: none"> <li>Boundary Line</li> <li>Center Line</li> <li>Chain Link or Wire Fence</li> <li>Easement</li> <li>Edge of Water</li> <li>Iron Fence</li> <li>Overhead Lines</li> <li>Structure</li> <li>Survey Tie Line</li> <li>Vinyl Fence</li> <li>Wall or Party Wall</li> <li>Wood Fence</li> </ul> <p><b>SURFACE TYPES</b></p> <ul style="list-style-type: none"> <li>Asphalt</li> <li>Brick or Tile</li> <li>Concrete</li> <li>Covered Area</li> <li>Water</li> <li>Wood</li> </ul> <p><b>SYMBOLS</b></p> <ul style="list-style-type: none"> <li>Benchmark</li> <li>Center Line</li> <li>Central Angle or Delta</li> <li>Common Ownership</li> <li>Control Point</li> <li>Catch Basin</li> </ul>	<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>(C) - Calculated</li> <li>(D) - Deed</li> <li>(F) - Field</li> <li>(M) - Measured</li> <li>(P) - Plat</li> <li>(R) - Record</li> <li>(S) - Survey</li> <li>A/C - Air Conditioning</li> <li>AE - Access Easement</li> <li>ANE - Anchor Easement</li> <li>ASBL - Accessory Setback Line</li> <li>B/W - Bay/Box Window</li> <li>BC - Block Corner</li> <li>BFP - Backflow Preventer</li> <li>BLDG - Building</li> <li>BLK - Block</li> <li>BM - Benchmark</li> <li>BR - Bearing Reference</li> <li>BR/L - Building Restriction Line</li> <li>BSMT - Basement</li> <li>C - Curve</li> <li>C/L - Center Line</li> </ul>	<ul style="list-style-type: none"> <li>Elevation</li> <li>Fire Hydrant</li> <li>Find or Set Monument</li> <li>Guywire or Anchor</li> <li>Manhole</li> <li>Tree</li> <li>Utility or Light Pole</li> <li>Well</li> </ul>	<ul style="list-style-type: none"> <li>C/P - Covered Porch</li> <li>C/S - Concrete Slab</li> <li>CATV - Cable TV Riser</li> <li>CB - Concrete Block</li> <li>CH - Chord Bearing</li> <li>CHIM - Chimney</li> <li>CLF - Chain Link Fence</li> <li>CME - Canal Maintenance Easement</li> <li>CO - Clean Out</li> <li>CONC - Concrete</li> <li>COR - Corner</li> <li>CS/W - Concrete Sidewalk</li> <li>CUE - Control Utility Easement</li> <li>CVG - Concrete Valley Gutter</li> <li>D/W - Driveway</li> <li>DE - Drainage Easement</li> <li>DF - Drain Field</li> <li>DH - Drill Hole</li> <li>DUE - Drainage &amp; Utility Easement</li> <li>ELEV - Elevation</li> <li>EM - Electric Meter</li> <li>ENCL - Enclosure</li> <li>ENT - Entrance</li> <li>EOP - Edge of Pavement</li> <li>EOW - Edge of Water</li> <li>ESMT - Easement</li> <li>EUB - Electric Utility Box</li> <li>F/DH - Found Drill Hole</li> <li>FCM - Found Concrete Monument</li> <li>FF - Finished Floor</li> <li>FIP - Found Iron Pipe</li> <li>FIPC - Found Iron Pipe &amp; Cap</li> </ul>	<ul style="list-style-type: none"> <li>FIR - Found Iron Rod</li> <li>FIRC - Found Iron Rod &amp; Cap</li> <li>FN - Found Nail</li> <li>FN&amp;D - Found Nail &amp; Disc</li> <li>FRRSPK - Found Rail Road Spike</li> <li>GAR - Garage</li> <li>GM - Gas Meter</li> <li>ID - Identification</li> <li>IE/EE - Ingress/Egress Easement</li> <li>ILL - Illegible</li> <li>INST - Instrument</li> <li>INT - Intersection</li> <li>IRRE - Irrigation Easement</li> <li>L - Length</li> <li>LAE - Limited Access Easement</li> <li>LBN - License No. (Business)</li> <li>LBE - Limited Buffer Easement</li> <li>LE - Landscape Easement</li> <li>LME - Lake/Landscape Maintenance Easement</li> <li>LS# - License No. (Surveyor)</li> <li>MB - Map Book</li> <li>ME - Maintenance Easement</li> <li>MES - Mitered End Section</li> <li>MF - Metal Fence</li> <li>MH - Manhole</li> <li>MHWL - Mean High Water Line</li> <li>NR - Non-Radial</li> <li>NTS - Not to Scale</li> <li>NAVD88 - North American Vertical Datum 1988</li> <li>NGVD29 - National Geodetic Vertical Datum 1929</li> <li>OG - On Ground</li> </ul>	<ul style="list-style-type: none"> <li>ORB - Official Records Book</li> <li>ORV - Official Record Volume</li> <li>O/A - Overall</li> <li>O/S - Offset</li> <li>OFF - Outside Subject Property</li> <li>OH - Overhang</li> <li>OHL - Overhead Utility Lines</li> <li>OHWL - Ordinary High Water Line</li> <li>ON - Inside Subject Property</li> <li>P/E - Pool Equipment</li> <li>PB - Plat Book</li> <li>PC - Point of Curvature</li> <li>PCC - Point of Compound Curvature</li> <li>PCP - Permanent Control Point</li> <li>PI - Point of Intersection</li> <li>PLS - Professional Land Surveyor</li> <li>PLT - Planter</li> <li>POB - Point of Beginning</li> <li>POC - Point of Commencement</li> <li>PRC - Point of Reverse Curvature</li> <li>PRM - Permanent Reference Monument</li> <li>PSM - Professional Surveyor &amp; Mapper</li> <li>PT - Point of Tangency</li> <li>PUE - Public Utility Easement</li> <li>R - Radius or Radial</li> <li>R/W - Right of Way</li> <li>RES - Residential</li> <li>RGE - Range</li> <li>ROE - Roof Overhang Easement</li> <li>RP - Radius Point</li> </ul>	<ul style="list-style-type: none"> <li>S/W - Sidewalk</li> <li>SBL - Setback Line</li> <li>O/A - Overall</li> <li>SCR - Screen</li> <li>SEC - Section</li> <li>SEP - Septic Tank</li> <li>SEW - Sewer</li> <li>SIRW - Set Iron Rod &amp; Cap Line</li> <li>SMWE - Storm Water Management Easement</li> <li>SN&amp;D - Set Nail and Disc</li> <li>SQFT - Square Feet</li> <li>STL - Survey Tie Line</li> <li>STV - Story</li> <li>SV - Sewer Valve</li> <li>SWE - Sidewalk Easement</li> <li>TBM - Temporary Bench Mark</li> <li>TEL - Telephone Facilities</li> <li>TOB - Top of Bank</li> <li>TUE - Technological Utility Easement</li> <li>TWP - Township</li> <li>TX - Transformer</li> <li>TYP - Typical</li> <li>UE - Utility Easement</li> <li>UG - Underground</li> <li>UP - Utility Pole</li> <li>UR - Utility Riser</li> <li>VF - Vinyl Fence</li> <li>W/C - Witness Corner</li> <li>R/W - Right of Way</li> <li>WF - Wood Fence</li> <li>WM - Water Meter/Valve Box</li> <li>WV - Water valve</li> </ul>
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**CERTIFIED TO:**

**FLOOD ZONE INFORMATION:**

DATE SIGNED: 10/20/22

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO: 768585

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC  
PLS# 184008059  
or: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

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

March 1, 2024

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

The undersigned, Tyler Maric, 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 March 20, 2024.

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

1<sup>st</sup> day of March, 2024  
Pamela Faye Walker

Notary Public

Commission Expires: 03/25/2027



March 20, 2024

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about March 20, 2024, the undersigned, will file an application on behalf of the applicant 2286 Blue Island LLC, for a change in zoning for the property located at 2286 South Blue Island Avenue from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District.

The applicant and the owner of the Zoning Amendment of the subject property, 2286 Blue Island LLC, is located at 211 North Waukegan Road, Suite 310, Northfield, IL 60093.

The applicant seeks a zoning map amendment from C1-2 to B2-3 to convert the ground floor commercial space of the subject property into a residential dwelling unit. The property is currently improved with a three-story mixed-use commercial/residential building containing five (5) dwelling units and ground floor commercial space that was last occupied in 2011 by a wholesale food establishment. Prior to 2011, a mortgage company operated there in 2004. The Applicant seeks a zoning amendment to convert the long-term vacant ground floor commercial space into a residential dwelling unit for a total density of six (6) dwelling units.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

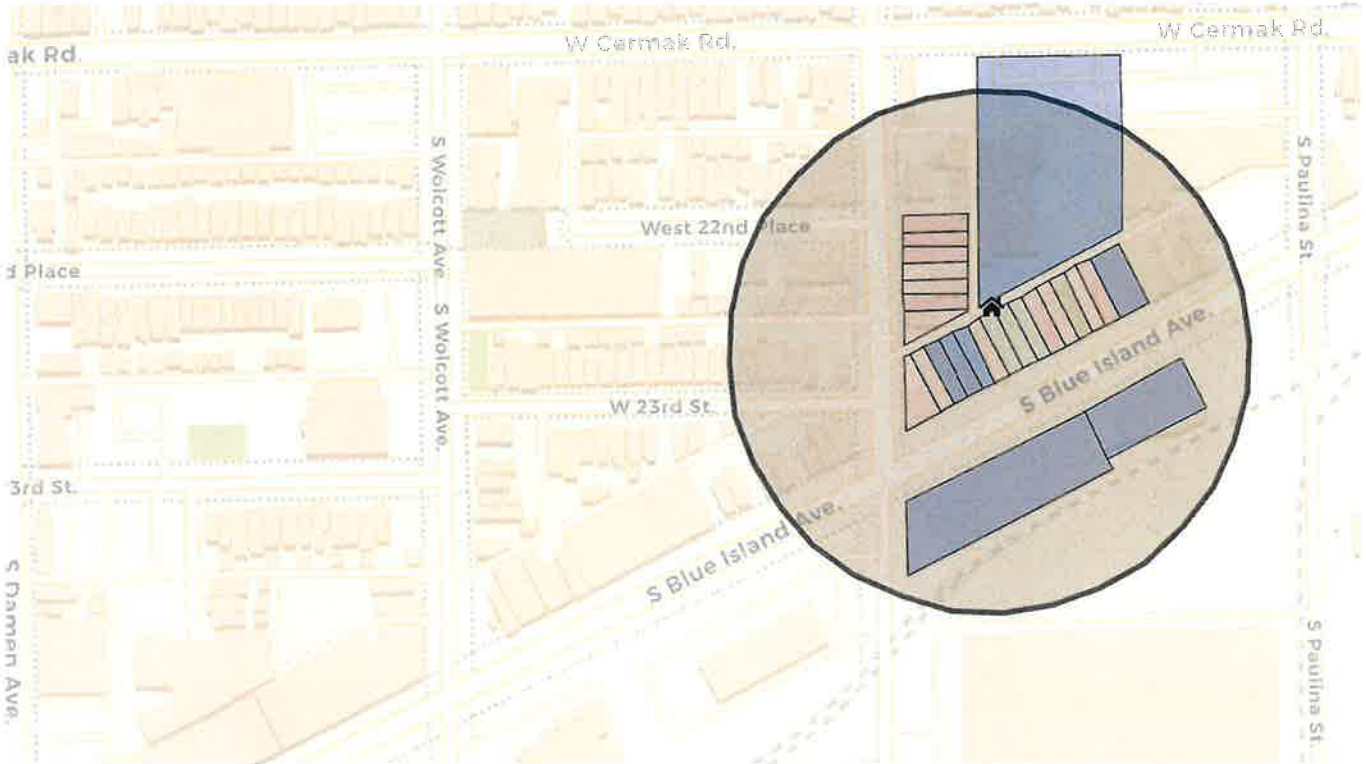


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Tyler Manic  
Attorney for Applicant  
and Owner

# Properties

**Property Finder** filter for specific properties, show tax sales, and get tax comps  
 Parcels & properties within 400 feet of 2286 S Blue Island Ave, Chicago, IL



## Super Parcel

Instructions: Select two or more checkboxes in the "Super Parcel" column to reveal a Super Parcel link.

PIN	Address	City	Property Info	Tax Bill History
<b>17-30-202-026-0000</b> <a href="/address.php?pin=17302020260000">(/address.php?pin=17302020260000)</a> zoom to	2286 S Blue Island Ave	Chicago	<input type="checkbox"/> Mixed use commercial/residential building with apartment and commercial area totaling 6 units or less with a square foot area less than 20,00 square feet, any age (2-12)  H FRIEDMAN <a href="/propertytaxpayers.php?name=H FRIEDMAN">(/propertytaxpayers.php?name=H FRIEDMAN)</a> 6745 N KILPATRICK AVE LINCOLNWOOD IL 60712	2021 \$13,875.25 61,585 2022 \$12,666.94 2023 Assessor First Pass