

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE
AMENDED APPLICATION

1. ADDRESS of the property Applicant is seeking to rezone:
862-68 North Orleans Street, Chicago, Illinois

2. Ward Number that property is located in: 27

3. APPLICANT: Praia Management Group LLC

ADDRESS: 2045 North Division Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60614 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

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 Above

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: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.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.
Kevin Folkerts – Manager
7. On what date did the owner acquire legal title to the subject property? March 2019
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: C1-2 Proposed Zoning District: Business Planned Development
10. Lot size in square feet (or dimensions): 7,511.00 square feet
11. Current Use of the Property: The subject property is currently vacant and unimproved.
12. Reason for rezoning the property: The Applicant is proposing to develop the subject property with a nine-story mixed-use building containing retail space at grade and a sixty-six (66) key hotel above.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is proposing to develop the subject property with a nine-story mixed-use building containing retail space at grade and a sixty-six (66) key hotel above. The proposed building will measure 91 feet-10 inches to the underside of the building's 9th floor, and 109 ft.-10 inches in height to the top of the canopy over the rooftop deck. No residential uses are proposed.
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

AMENDED PUBLIC NOTICE

Via USPS First Class Mail
July 28, 2020

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 28, 2020, I, the undersigned, intend to file an amended application for a change in zoning from a C1-2 Neighborhood Commercial District to a Business Planned Development, on behalf of the Applicant and Property Owner, Praia Management Group LLC, for the property located at **862-68 North Orleans Street, Chicago, Illinois.**

The Applicant is proposing to develop the subject property with a nine-story mixed-use building containing retail space at grade and a sixty-six (66) key hotel above. The proposed building will measure 91 feet-10 inches to the underside of the building's 9th floor, and 109 ft.-10 inches in height to the top of the canopy over the rooftop deck. No residential uses are proposed.

The Applicant and Property Owner, **Praia Management Group LLC**, is located at 2045 North Division Avenue, Chicago, Illinois 60614.

I am the attorney for the Applicant and Property Owner. I will serve as the contact person for this zoning application. My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. My telephone number is (312)-782-1983.

Very truly yours,

Law Offices of Samuel V.P. Banks



Nicholas J. Ftikas
Attorney for the Applicant

***Please note that the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

Written Notice, Form of Affidavit: Section 17-13-0107

July 28, 2020

Honorable Thomas Tunney
Acting Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:


The undersigned, **Nicholas Ftikas**, 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 amended 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 amended notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the amended notice contained the address of the property sought to be rezoned as **862-68 North Orleans Street, Chicago, Illinois**; 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 amended application for a change in zoning on approximately **July 28, 2020**.

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: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 28 day of July, 2020.


Notary Public

