#23027-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1257 West Fry Street, Chicago, Illinois 60642

2. Ward Number that property is located in: 27th

3. APPLICANT 1257 Fry LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL andrew@vamdevelopment.com CONTACT PERSON Andriy Barabakh

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 in the Economic Disclosure statements: Mariya Barabakh (Manager-Member)

7. On what date did the owner acquire legal title to the subject property? September 2025

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 36 ft. by 122.5 ft. (approximately 4,410 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one and a half-story residential building and a detached garage at the rear.

12. Reason for rezoning the property: To permit the construction of a new four-story residential building containing four (4) residential dwelling units and a detached garage with four (4) off-street parking spaces and 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 four-story residential building containing four (4) dwelling units and a detached garage. The proposed building will measure 47 ft. in height. The subject property is a Transit Served Location (TSL) and will be supported by four (4) off-street parking spaces.

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% (two (2) parking spaces) to 100% (four (4) parking spaces).

☒ **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 8 ft. and is seeking all relief necessary, 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

Mariya Barabakh, 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 23 day of FEBRUARY, 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: _____

R&R SurveyorS,LTD.
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATEA@ATT.NET

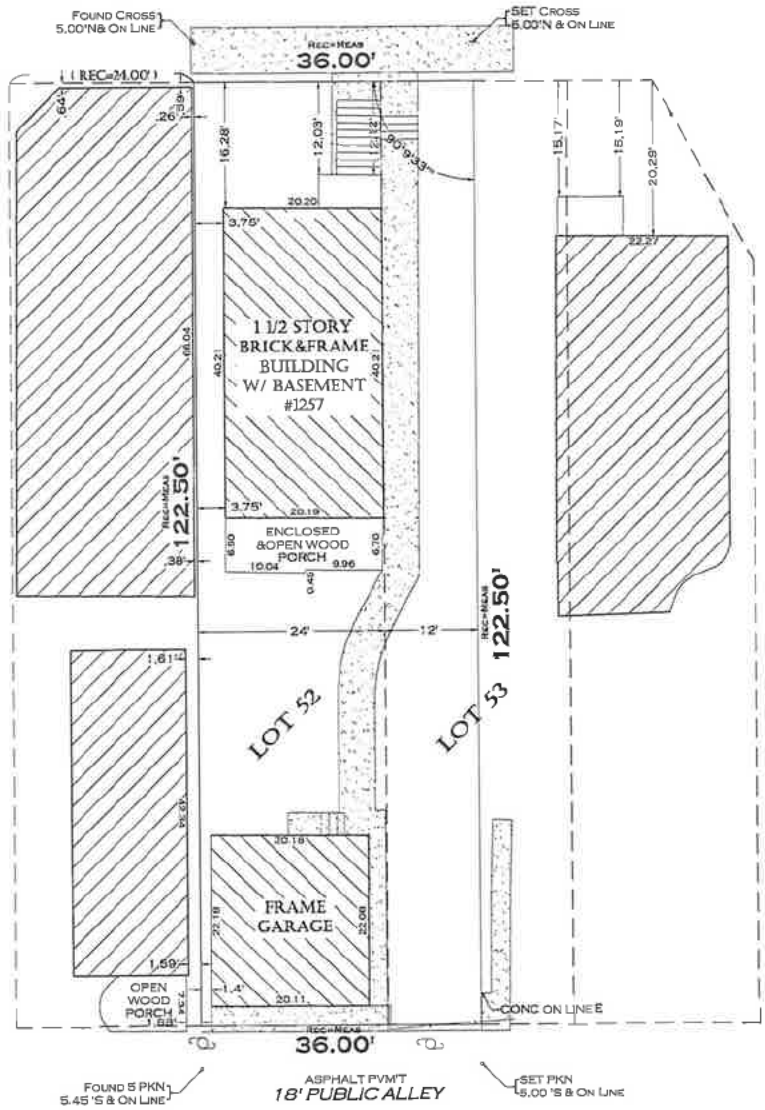
PLAT OF SURVEY

SCALE: 1" = 15'

THE WEST 1/2 OF LOT 53 AND ALL OF LOT 52 IN BLOCK 26 IN THE CANAL TRUSTEE SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 1257 WEST FRY STREET, CHICAGO, ILLINOIS.

W. FRY STREET



UTILITY POLE

NOTE:
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
-THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
-COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 25-7631
DATE: 7/3/2025
ORDERED BY: DEMCHENKO LAW

ROY G LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS }ss
COUNTY OF MCHENRY }
I, ROY G. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS July 7, 2025
(DATE)
BY: Roy A. Lawniczak
ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR NO. 2290

Written Notice, Form of Affidavit: Section 17-13-0107
March 18, 2026

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 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 **1257 West Fry Street, 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 **March 18, 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: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 26 day of FEBRUARY, 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
March 18. 2026

PUBLIC NOTICE

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 March 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the RM-4.5 Reside4ntial Multi-Unit District, on behalf of the Applicant, 1257 Fry LLC, for the property located at **1257 West Fry Street, Chicago, IL**.

The Applicant is proposing to redevelop the subject property with a new four-story residential building containing four (4) dwelling units and a detached garage. The proposed building will measure 47 ft. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE 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 100% (four (4)) parking spaces for four (4) residential units), reduce the front setback from 15 feet to 8 ft., and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, 1257 Fry 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

Nicholas J. Ftikas
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.**