

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2249 West Belmont Avenue, Chicago, Illinois 60618
2. Ward Number that property is located in: 32nd Ward
3. APPLICANT BM International Builders, Inc.
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL v.barabakh@bmbuilderinc.com CONTACT PERSON Volodymyr 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 Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement dated June 24, 1981 and known as Trust No. 53104
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL v.barabakh@bmbuilderinc.com CONTACT PERSON Volodymyr Barabakh
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: Volodymyr Barabakh (President)
Volodymyr Barabakh (Beneficiary)
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7. On what date did the owner acquire legal title to the subject property? June 1981
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: C1-1 Proposed Zoning District: B2-2
10. Lot size in square feet (or dimensions): 50 ft. by 125 ft. (approximately 6,250 sq. ft.)
11. Current Use of the Property: The subject property is improved with a two-story multi-unit residential building and a detached garage at the rear.
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12. Reason for rezoning the property: To permit the construction of a new four-story residential building containing six (6) residential dwelling and six (6) off-street garage parking spaces.
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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 containing six (6) dwelling units and an attached garage. The proposed building will measure 44 ft.-11 in. in height. The subject property is a Transit Served Location (TSL) and will be supported by six (6) off-street parking spaces.
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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% (3 parking spaces) to 100% (6 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. Seeking all relief necessary, as allowed by the code, for the attached plans, including rear setback reduction for floors containing residential units from 30 ft. to 2 ft.-8 in.

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

Volodymyr 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 SEPTEMBER, 2025.


Notary Public



For Office Use Only

Date of Introduction: _____

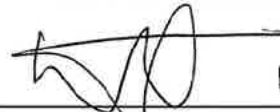
File Number: _____

Ward: _____

To whom it may concern:

I, Dieter Fahrerbach as the Beneficiary of Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement dated June 24, 1981 and known as Trust No. 53104, the owner of the subject property located at 2249 West Belmont Avenue, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

Signed by: _____



Dieter Fahrerbach

Beneficiary of Chicago Title Land Trust
Company, as Successor Trustee under
Trust Agreement dated June 24, 1981 and
known as Trust No. 53104

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

October 16, 2025

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.

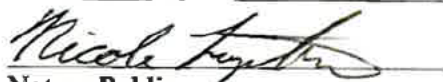
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2249 West Belmont Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **October 16, 2025**.

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 2 day of OCTOBER, 2025.


Notary Public



Via USPS First Class Mail
October 16, 2025

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 October 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the C1-1 Neighborhood Commercial District to the B2-2 Neighborhood Mixed-Use District, on behalf of the Applicant, BM International Builders, Inc., for the property located at 2249 West Belmont Avenue, Chicago, IL.

The Applicant is proposing to redevelop the subject property with a new four-story residential building containing six (6) dwelling units and an attached garage. The proposed building will measure 44 ft.-11 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (six (6) parking spaces for six (6) residential units), reduce the rear setback for floors containing residential units from 30 feet to 2 ft.-8 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant, BM International Builders, Inc., 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.**



R&R Surveyors, LTD.

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

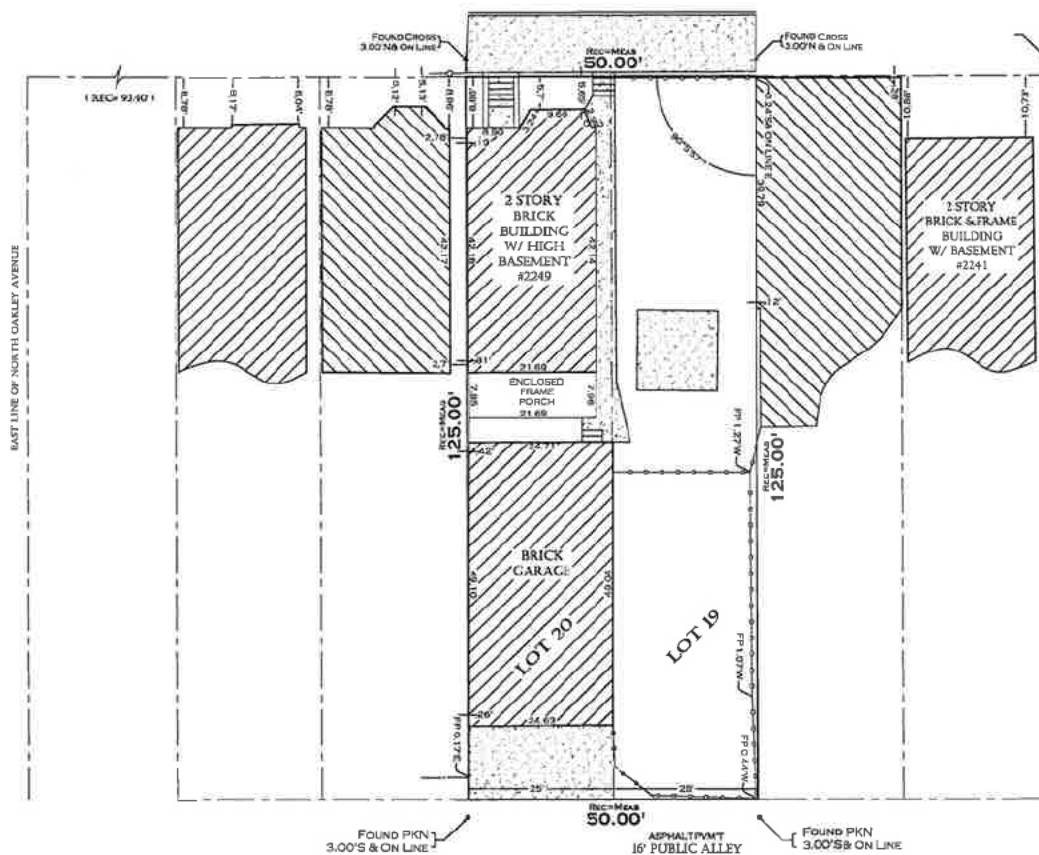
PLAT OF SURVEY

LOT 19 AND LOT 20 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW, AND CHICAGO BEING
ASUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2249 WEST BELMONT AVENUE, CHICAGO, ILLINOIS.

P.I.N. #14-30-102-004-0000 & 14-30-102-005-0000

W. BELMONT AVENUE



NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER. FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING.
 -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# 25-7608
 DATE: 5/12/2025
 ORDERED BY: DEMCHENKO LAW



STATE OF ILLINOIS
 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
 DATE: 5/12/2025
 BY: Roy G. Lawniczak
 ROY G. LAWNICZAK, ILL. LAND SURVEYOR NO. 350