#23007-T1
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3240 West Lawrence Avenue, Chicago, IL

2. Ward Number that property is located in: 33rd

3. APPLICANT APZ Holdings, LLC

ADDRESS [redacted] CITY [redacted]

STATE Illinois ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON [redacted]

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 Sam 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: Alex Loyfman (Manager), Zenoviy Milklukh (Manager), and Pavel Zeldin (Manager)

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

8. Has the present owner previously rezoned this property? If yes, when? N/A

9. Present Zoning District: B1-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 50 ft. by 125 ft. (6,250 sq. ft.)

11. Current Use of the Property: The subject property is improved with a vacant five-story commercial building.

12. Reason for rezoning the property: to permit the adaptive reuse of the existing building in order to establish a mixed-use building that will contain a retail unit and residential dwelling unit at grade and twenty-five residential dwelling units above (26 dwelling units total).

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 adapt and reuse the existing five-story commercial building to establish a mixed-use building that will contain approx. 1,972.27 sq. ft. of retail space and one (1) dwelling unit at grade and twenty-five (25) dwelling units above. The building's height and footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking.

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) reduce the off-street parking ratio for a Transit Served Location from 50% (thirteen (13) parking spaces) to zero 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 rear setback for floors containing residential units from the required 30 ft. to 7.62 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

Alex Loyfman, 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 28th day of January, 2026.

Notary Public

OFFICIAL SEAL
NICHOLAS FTIKAS
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 704828
My Commission Expires Dec. 04, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
February 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 J. 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 **3240 West Lawrence 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 **February 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 30 day of JANUARY, 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
February 18, 2026

PUBLIC NOTICE

Dear Property Owner:

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 February 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the B1-2 Neighborhood Shopping District to the a B2-5 Neighborhood Mixed-Use District, on behalf of the Applicant, APZ Holdings, LLC, for the property located at **3240 West Lawrence Avenue, Chicago, IL**.

The Applicant is proposing to adapt and reuse the existing five-story commercial building to establish a mixed-use building that will contain approximately 1,972.27 sq. ft. of retail space and one (1) residential dwelling unit at grade and twenty-five (25) residential dwelling units above. The existing building's height and footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. 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 reduce the residential off-street parking ratio from 50% (13 parking spaces) to zero, reduce the rear setback for floors containing residential units from 30 ft. to 7.62 ft., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

The Applicant and Property Owner, APZ Holdings, LLC, maintains offices at 4117 Oakton Street, Skokie, IL 60078.

I am the attorney for the Applicant and Property Owner, 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.**

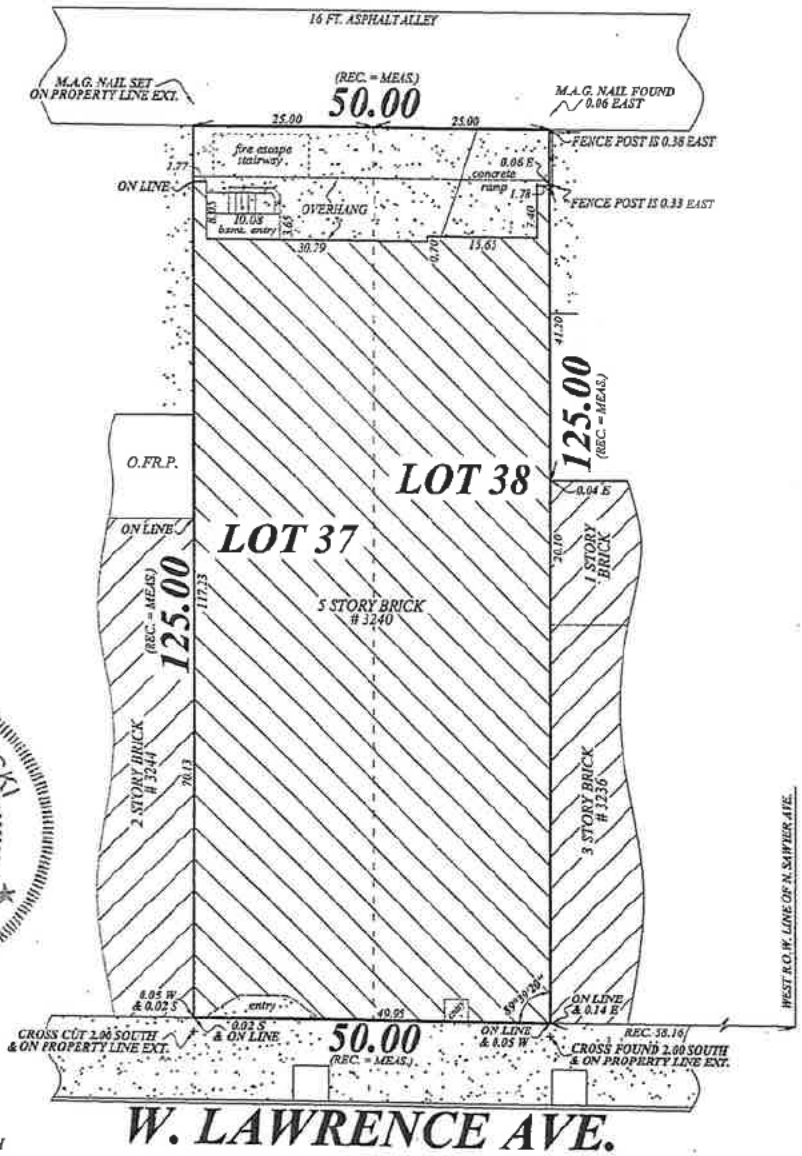
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

PLAT OF SURVEY

DESCRIBED AS :

LOTS 37 AND 38 IN THOMASSON'S FIFTH RAVENSWOOD ADDITION IN BLOCKS 21 AND 28 OF JACKSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 6249.9 SQ. FT.



ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

LEGEND

- *CHAIN LINK FENCE*
- *WOOD FENCE*
- *IRON FENCE*
- *CONCRETE PAVEMENT*
- E. FR. P. - *ENCLOSED FRAME PORCH*
- O. FR. P. - *OPEN FRAME PORCH*
- *SIDE BOUNDARY LINE*
- *EASEMENT LINE*
- *BLDG. SETBACK LINE*
- *CENTER LINE*

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
SCALE: 1" = 16'

ORDERED: PAVEL ZELDIN

JOB NO : 251226Z

FIELDWORK COMPLETION DATE: DECEMBER 23, 2025

MUNICIPALITY : CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
....DECEMBER 26, 2025...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com