#23005-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:

1040 West Belmont Avenue, Chicago, IL

2. Ward Number that property is located in: 44th

3. APPLICANT Karkif Belmont 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: Joesph Kiferbaum (Manager) and Ari Ryan (Manager)

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

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

9. Present Zoning District: B3-2 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 75 ft. by 110 ft. (approximately 8,250 sq. ft.)

11. Current Use of the Property: The subject property is improved a one-story restaurant building and a surface off-street parking pad at the rear.

12. Reason for rezoning the property: to permit the construction of a new five-story mixed-use building.

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 develop the subject property with a new five-story mixed-use building that will contain approx. 4,429 sq. ft. of retail space at grade and twenty-eight (28) dwelling units above. The building will measure 69 ft.-2 in. in height and will be supported by eight (8) off-street parking spaces and 28 bicycle parking spaces. The subject property is a Transit Served Location.

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% (fourteen (14) parking spaces) to 28.6% (eight (8) 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 20 ft.-8 in., (17-13-1101-D) waive the loading berth requirement, (17-3-0403-B) increase the floor area ratio from 3.0 to 4.0, and is seeking all relief necessary, as allowed by the 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

Joseph Kiferbaum, 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 28 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

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:

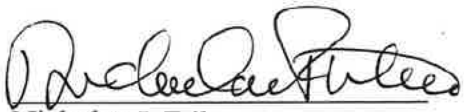
The undersigned, **Nicholas J. Ftikas**, being first duly sworn on oath, deposes and says the following:

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 **1040 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 **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 2 day of FEBRUARY, 2026.


Notary Public



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 B3-2 Community Shopping District to the a B3-3 Community Shopping District, on behalf of the Property Owner-Applicant, Karkif Belmont LLC, for the property located at **1040 West Belmont Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing approximately 4,429 sq. ft. of retail space at grade and twenty-eight (28) dwelling units above (eight (8) efficiency units and twenty (20) typical units). The proposed building will measure 69 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported by eight (8) off-street parking spaces and twenty-eight (28) onsite bicycle parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (14 parking spaces) to 28.6% (8 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft.-8 in., increase the floor area ratio from 3.0 to 4.0, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant and Property Owner, Karkif Belmont LLC, maintains offices at 790 Estate Drive, STE, 200, Deerfield, IL 60015.

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.**

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 283-5900
FAX: (773) 283-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

OF

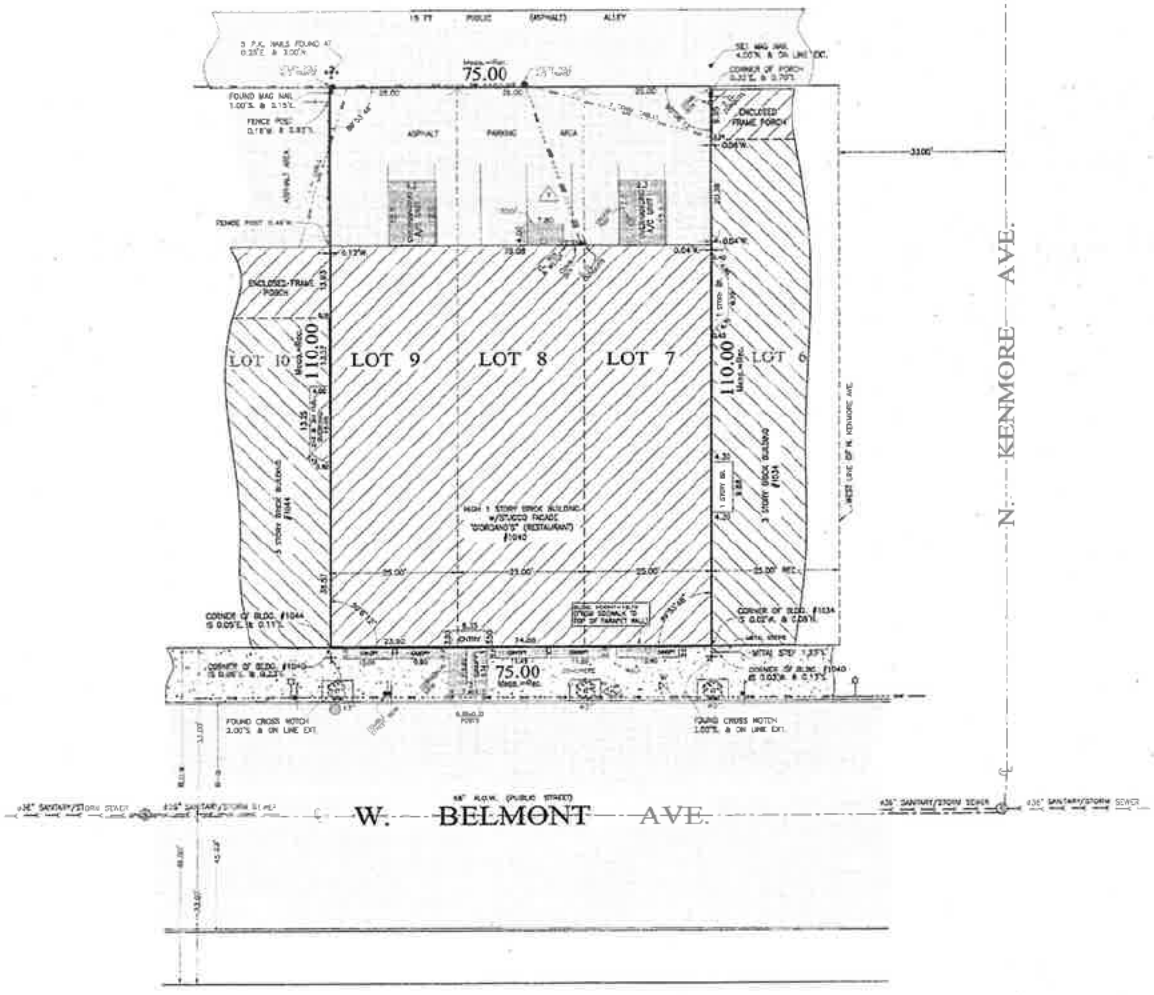
LOTS 7, 8 AND 9 IN REES RESUBDIVISION OF LOTS 20, 21, 22, 23, AND 24 IN BLOCK 5 AND OF LOTS 25, 26, 27, 28 AND 29 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #14-20-423-037-0000
TOTAL LAND AREA = 8,250 sq.ft. (0.19 acres)
TOTAL BLDG. AREA (**EXTERIOR FOOTPRINT AT** GROUND LEVEL) = 5,944 sq.ft.
COMMONLY KNOWN AS: 1035-40 W. BELMONT AVE., CHICAGO, ILLINOIS 60657

NORTH

GRAPHIC SCALE





FLOOD CERTIFICATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: N/A.
FLOODWAY ON PROPERTY: NO.
MAP USED: PANEL MAP.
COMMUNITY NAME: CITY OF CHICAGO.
COMMUNITY NUMBER: 170074.
PANEL NUMBER: 0505.
MAP NUMBER: 17031C0505 K.
EFFECTIVE DATE: SEPTEMBER 16, 2021.
FLOOD ZONE: X.
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NGVD 1988.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 110700
SCALE: 1 INCH = 16 FEET.
DATE OF FIELD WORK: JULY 02, 2025
ORDERED BY: KIPPENBAUM DEVELOPMENT LLC

RE: #76952

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- CONCRETE PAVEMENT
- BACK OF CURB
- R.O.W. RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- PARKING STALL COUNT
- STREET SIGN
- POWER POLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- GAS MANHOLE
- ELECTRIC MANHOLE
- INLET
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- CENTER LINE
- DECIDUOUS TREE w/DIA.
- EVERGREEN TREE w/DIA.
- LIGHT POST/WALL LIGHT

NOTES: ITEMS FROM TABLE "A"

9. 7 REGULAR STRIPED PARKING SPACES FOUND IN PARKING AREAS, LOTS AND STRUCTURES.

10. NO OBSERVED DETERMINATION OF THE RELATIONSHIP AND LOCATIONS OF CERTAIN DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.

11. UTILITIES SHOWN HEREON ARE ONLY THOSE VISIBLE ABOVE GROUND.

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

18. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR.

19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

20. THE SURVEYOR AND THE CLIENT AGREED TO SHOW ONLY UTILITIES THAT ARE VISIBLE ABOVE GROUND.

NOTE:

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1254703-PHX1, WITH AN EFFECTIVE DATE: JUNE16, 2025.

TO:

- KARIKE BELMONT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 02, 2025

DATE OF PLAT: JULY 11, 2025

PAUL T. JAROS 035-003937 CHICAGO, ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

Paul Jaros

IL PROF. LAND SURVEYOR NUMBER 035-3937
MY LICENSE EXPIRES NOVEMBER 30, 2026

DRAWN BY: A.D.