#22991-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:

   4518 West Lawrence Avenue

2. Ward Number that property is located in: 39

3. APPLICANT Onefro Properties LLC

   ADDRESS 4506 West Lawrence Ave CITY Chicago

   STATE IL ZIP CODE 60630 PHONE [redacted]

   EMAI[redacted] CONTACT PERSON Jason Caref

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 Applicant

   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 Tyler Manic

   ADDRESS 70 W. Madison Street, Suite 5400

   CITY Chicago STATE IL ZIP CODE 60602

   PHONE 312-345-5706 FAX _____ EMAIL tmanic@schainbanks.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: Jason Caref, Arthur Deleon, Philip Deleon, Ridvan Mustafa

7. On what date did the owner acquire legal title to the subject property? September 2, 2025

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

9. Present Zoning District: C1-1 Proposed Zoning District: C1-3

10. Lot size in square feet (or dimensions): 4,375 square feet

11. Current Use of the Property: Retail

12. Reason for rezoning the property: to construct a 3-story mixed-use building containing 6 dwelling units and ground floor commercial space

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 property will be improved with a 3-story, 35-foot tall mixed-use building containing 6 dwelling units, 3 parking spaces, and approximately 2,576 square feet of commercial space.

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:** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans

☒ **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 zoning relief, as needed and 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

Jason Caref, 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 15th day of January, 2026.

Pamela Faye Walker
Notary Public

Official Seal
Pamela Faye Walker
Notary Public State of Illinois
My Commission Expires 3/25/2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

February 18, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about February 18, 2026, the undersigned, will file an application on behalf of the Applicant, Onefro Properties LLC, for a change in zoning for the property located at 4518 W. Lawrence Avenue, Chicago, IL from a C1-1 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District.

The Applicant seeks to redevelop the subject property by constructing a three-story mixed-use building with approximately 2,576 square feet of ground-floor commercial space, six (6) residential dwelling units, and three (3) vehicular parking spaces. The proposed mixed-use building will have a height of approximately 35 feet.

The Applicant of the Zoning Amendment and the owner of the subject property is Onefro Properties LLC, and whose contact information is as follows: Address: 4518 W. Lawrence Avenue, Chicago, Illinois 60630 and phone number: 773-456-2607.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

February 2, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, 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 to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 18, 2026.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this
2nd day of February 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

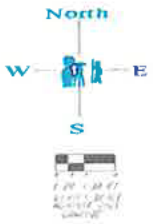
PLAT OF SURVEY

ALTA \NSPS LAND TITLE SURVEY

by

Michael J. Emmert Surveys, Inc.





VICINITY MAP

FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER – 170074
SUBJECT PROPERTY IS LOCATED ON NON-PRINTED PANEL (NO SPECIAL FLOOD HAZARD AREAS)

BEARING BASIS

THE CENTERLINE OF W. LAWRENCE AVENUE IS ASSUMED TO BE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS WEST

LEGALLY DESCRIBED AS FOLLOWS:

LOT 26 IN MC GHANE'S SUBDIVISION OF LOT 10 IN JAMES H. REES SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 4,375 SQ. FT. OR 0.10 ACRES

REFERENCE BEING HAD TO LEGAL DESCRIPTION SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 17-0848 BEARING AN EFFECTIVE DATE OF: SEPTEMBER 8, 2017 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

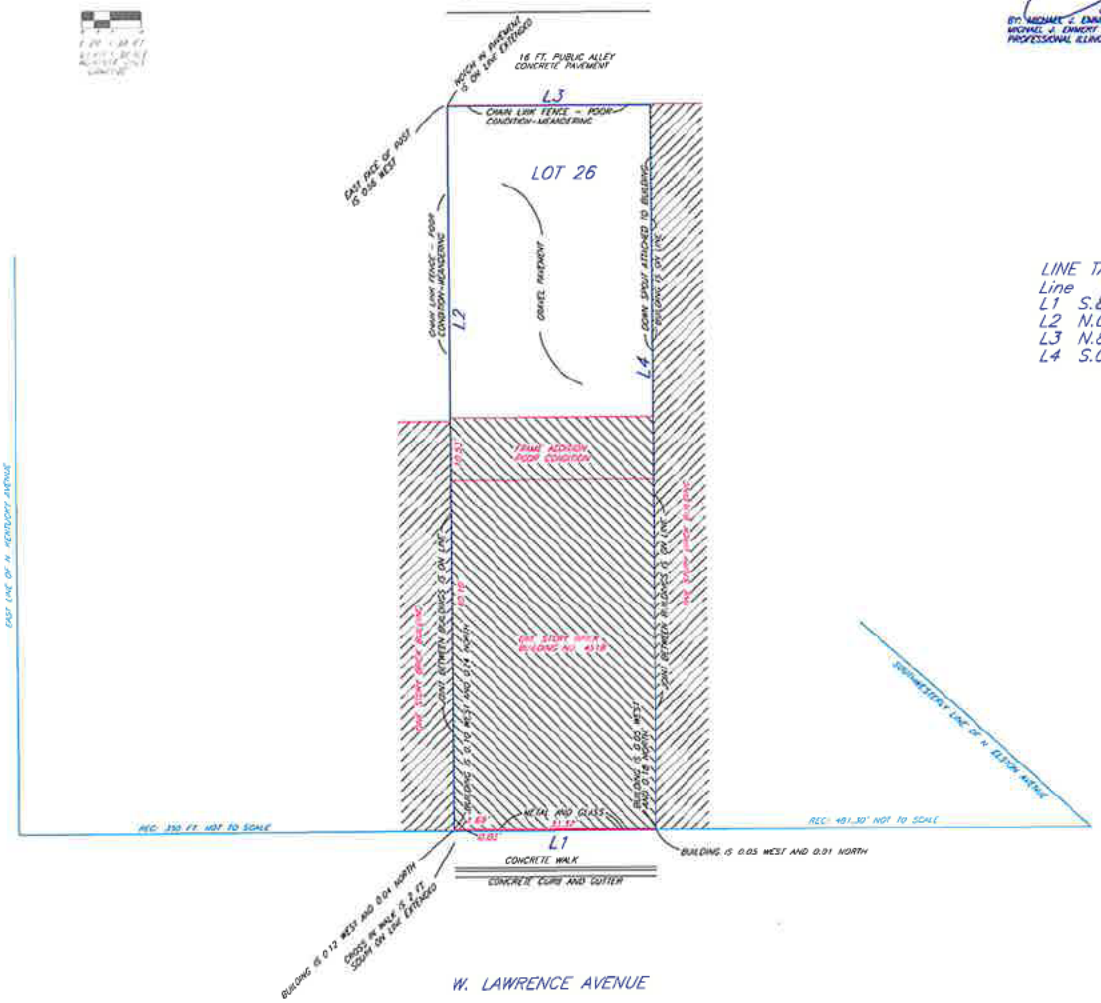
THE SUBJECT PROPERTY ADJOINS W. LAWRENCE AVENUE (A PUBLIC STREET) ON THE SOUTH AND ADJOINS A 16 FT. PUBLIC ALLEY (A PUBLIC WAY) ON THE NORTH. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET AND ALLEY.

SCHEDULE B SPECIFIC EXCEPTIONS

1. TAX IDENTIFICATION NUMBER 13-10-311-033-0000
ITEMS 2 THROUGH 13 – NOT SURVEY RELATED
END OF SCHEDULE B

NOTES:

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.



AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 ITEM 7 CERTIFICATION
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 1.B

TO: NK CONSTRUCTION GROUP, INC., AN ILLINOIS CORPORATION
HANA BANK AND
CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2017.

DATED THIS 25TH DAY OF SEPTEMBER, 2017

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

original plat is in colors

Michael J. Emmert Surveys, Inc.
155 East Valhalla Street
Elmhurst, Illinois 60126
OFFICE 630-516-0383
FAX 630-516-0387

LINE TABLE

Line	Bearing	Distance	Measure
L1	S.89°45'45"W.	35.00'	35.00'
L2	N.00°14'15"W.	125.00'	125.00'
L3	N.89°45'45"E.	35.00'	35.00'
L4	S.00°14'15"E.	125.00'	125.00'

SYMBOLS



A.C. – AIR CONDITIONER
W.M.–WATER METER
G.M.–GAS METER
T.I.–TELEPHONE INTERFACE
C.S.–CABLE SERVICE
E.M.–ELECTRIC METER

4518 W. LAWRENCE AVENUE
CHICAGO, ILLINOIS

SCALE: 1" = 10'	CHKD. / APVD:
DATE: SEPTEMBER 25, 2017	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	