23000-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:

   854 West Wrightwood Avenue, Chicago, IL 60614

2. Ward Number that property is located in: 43rd Ward

3. APPLICANT 854 W Wrightwood LLC

   ADDRESS [redacted] CITY Chicago

   STATE IL ZIP CODE [redacted] PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Gabriel Horstick

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 Liz Butler / Braeden Lord – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 836-4121/(312) 836-4165 FAX _____

   EMAIL LButler@taftlaw.com/BLord@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? October 29, 2025

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

9. Present Zoning District: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

   Proposed Zoning District: RM-5 Residential Multi-Unit District (Type 1)

10. Lot size in square feet (or dimensions): 4,000 square feet

11. Current Use of the Property: Existing three-story, multi-unit residential building with basement containing five dwelling units and detached garage containing one vehicular parking space.

12. Reason for rezoning the property: To allow the renovation of the existing building, including the conversion of underutilized basement space, to provide three additional dwelling units for a total of eight dwelling units (five existing units and three new units), construct a rear attached deck with private balconies, and construct a detached garage with three vehicular parking spaces and a rooftop 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 the proposed building. (BE SPECIFIC): The Applicant requests a rezoning of the property from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District to allow the renovation of the existing three-story multi-unit residential building with basement to provide three additional dwelling units and construct a rear attached deck with private balconies and a detached garage with three vehicular parking spaces and a rooftop deck. The building will contain a total of eight dwelling units (five existing units and three new units), three vehicular parking spaces, three bicycle parking spaces, and no commercial space. The existing building measures 36.1 feet in height.

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-K – The Applicant seeks an administrative adjustment to reduce the required rear yard open space from 210 square feet to 0 square feet.

☒ **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 – The Applicant seeks a variation to reduce the required front yard setback from 9.63 feet to 4.16 feet. 17-13-1101-B – The Applicant seeks a variation to reduce the required west side yard setback from 2.56 feet to 1.0 feet. 17-13-1101-B – The Applicant seeks a variation to reduce the required combined side yard setback from 6.4 feet to 1.1 feet. Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, 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 zoningchange 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

Gabriel Horstick, Manager of Base 3 Trade LLC – Series Magnolia, Manager of the Applicant, 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
8th day of December, 2025.

Notary Public

OFFICIAL SEAL
KATHERINE RAE HORSTICK
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1008605
MY COMMISSION EXPIRES APRIL 16, 2029

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

Taft

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden Lord
312.836.4165
BLord@taftlaw.com

February 18, 2026

Chair
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
854 West Wrightwood Avenue, Chicago, Illinois

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 854 W Wrightwood LLC, applicant for a proposal to rezone the subject property located at 854 West Wrightwood Avenue from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District, 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 the 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; a statement that the applicant intends to file the application for a change in zoning on approximately February 18, 2026; and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the address 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 the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden E. Lord

Subscribed and Sworn to before me this
29th day of January, 2026

Vanessa R. Montano
Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

197786191v1

Taft/

Braeden Lord
312.836.4165
BLord@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

February 18, 2026

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance (the "**Zoning Ordinance**"), Title 17 of the Municipal Code of Chicago, please be informed that on or about February 18, 2026, the undersigned, on behalf of 854 W Wrightwood LLC (the "**Applicant**") intends to file an application for a zoning change for the property located at 854 West Wrightwood Avenue, Chicago, Illinois 60614 (the "**Property**") from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District. The Applicant is also seeking the following specific relief per Sections 17-13-0303-D (Optional Administrative Adjustment and Variation), 17-13-1003-K, and 17-13-1101-B of the Zoning Ordinance:

1) An administrative adjustment to reduce the required rear yard open space from 210 square feet to 0 square feet;
2) A variation to reduce the required front yard setback from 9.63 feet to 4.16 feet;
3) A variation to reduce the required west side yard setback from 2.56 feet to 1.0 feet; and
4) A variation to reduce the required combined side yard setback from 6.4 feet to 1.1 feet.

A map indicating the location of the Property is printed on the reverse side of this letter. The Property is improved with a three-story, multi-unit residential building with basement containing five dwelling units and a detached garage containing one vehicular parking space.

The Applicant requests a rezoning of the Property to allow the renovation of the existing building, including the conversion of underutilized basement space, to provide three additional dwelling units; construct a rear attached deck with private balconies; and construct a detached garage with three vehicular parking spaces and a rooftop deck. The existing building measures 36.1 feet in height and will contain a total of eight dwelling units (five existing units and three new units), three vehicular parking spaces, three bicycle parking spaces, and no commercial space.

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.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Property is owned by the Applicant and its principal business address is 2050 West Irving Park Road, Chicago, Illinois 60618. Please feel free to contact me at (312) 836-4165 or BLord@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden Lord
Attorney for the Applicant

Property Location Map



Property Address:
854 West Wrightwood Avenue, Chicago, IL 60614

PIN:
14-29-413-038-0000

GREMLEY & BIEDERMANN

A DIVISION OF

PLCS Corporation

LICENSE NO. 184-005532

PROFESSIONAL LAND SURVEYORS

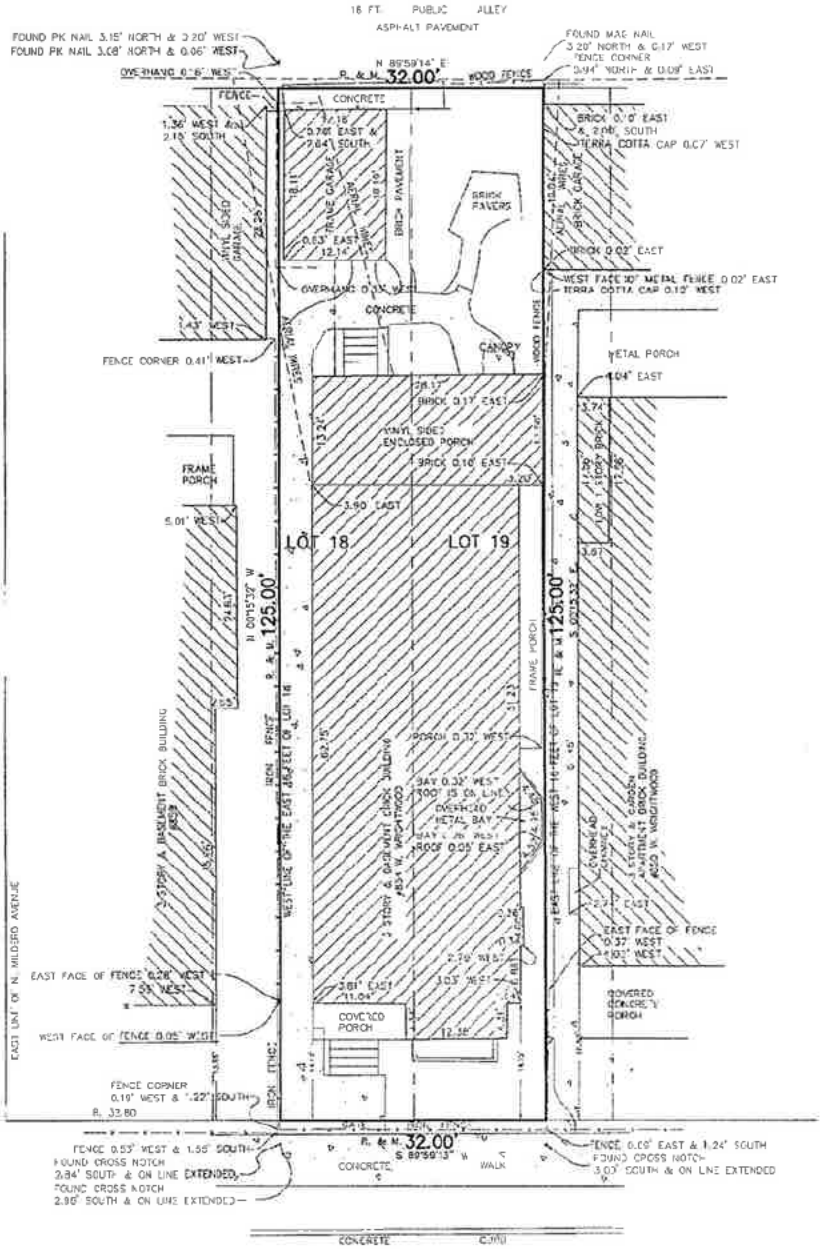
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 665-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

THE EAST 16 FEET OF SUB-LOT 18 AND THE WEST 16 FEET OF SUB-LOT 19 IN THE SUBDIVISION OF LOTS 2, 3 4, 5 AND 6 OF KNOPP'S SUBDIVISIONOF THE EAST 2 ACRES (EXCEPT THE EAST 329.20 FEET THEREOF) OF BLOC 14 IN CANEL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AREA OF PROPERTY = 4,000 SQ. FT. MORE OR LESS



W. WRIGHTWOOD AVENUE

(RECORD 66 FT. PUBLIC R.O.W.)

ORDERED BY: KELLY MOUNTAIN — CHECKED: — DRAWN: BB

ADDRESS: 854 W. WRIGHTWOOD AVENUE

GREMLEY & BIEDERMANN
PLCS Corporation
LICENSE NO. 184-005532 PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 665-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2016-22568-001 | DATE: JUNE 8, 2016 | SCALE: 1 INCH = 10 FEET | PAGE NO. 1 OF 1

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SURVEY NOTES:

Note M. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey, please refer to your abstract, deed, contract, title policy and/or building line regulations

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit

Field measurement is completed on June 8, 2016

Signed on June 13, 2016

By:

William E. Biedermann

Professional Illinois Land Surveyor No. 3107

My license expires November 30, 2016

This professional service conforms to the current Illinois minimum standards for a boundary survey