#23011
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:

   2244 North Halsted Street, Chicago, IL 60614

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

3. APPLICANT Grabow's Mink LLC / 2244 N Halsted LLC

   ADDRESS [redacted] CITY [redacted]

   STATE IL ZIP CODE 60618 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 Liz Butler / Braeden Lord – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4121/312-836-4161 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 8, 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-6 Residential Multi-Unit District

10. Lot size in square feet (or dimensions): 3,125 square feet

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

12. Reason for rezoning the property: To allow the renovation of the existing building including conversion of underutilized basement space to provide two additional dwelling units for a total of eight dwelling units (six existing units and two new units).

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-6 Residential Multi-Unit District to allow the renovation of the existing three-story multi-unit residential building with basement to provide two additional dwelling units. The building will contain a total of eight dwelling units (six existing units and two new units), two vehicular parking spaces, and no commercial space. The existing building measures 32'-7" 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:** _____

☐ **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.**

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

Gabriel Horstick, President of Base 3 Development Inc., Manager of the Applicant, 2244 N Halsted LLC, 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:_____

COUNTY OF COOK
STATE OF ILLINOIS

Theodore Horstick, Manager of the Applicant, Grabow's Mink LLC, 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.

Theodore Horstick
Signature of Applicant

Subscribed and Sworn to before me this
8th day of December, 2025.

Notary Public

OFFICIAL SEAL
GABRIEL HORSTICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/25/2027

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

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, Title 17 of the Municipal Code of Chicago, please be informed that on or about February 18, 2026, the undersigned, on behalf of Grabow's Mink LLC and 2244 N Halsted LLC (collectively, the "**Applicant**"), intends to file an application for a zoning change for the property located at 2244 North Halsted Street, Chicago, Illinois 60614 (the "**Property**") from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-6 Residential Multi-Unit District.

A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is improved with an existing three-story multi-unit residential building with basement and a detached garage with two vehicular parking spaces. The Applicant requests a rezoning of the Property to allow the renovation of the existing building to provide two additional dwelling units. The building will contain a total of eight dwelling units (six existing units and two new units), two vehicular 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

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
2244 North Halsted Street, Chicago, Illinois

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents Grabow's Mink LLC and 2244 N Halsted LLC, the co-applicants for a proposal to rezone the subject property located at 2244 North Halsted Street from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-6 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 applicants, 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 names and address of the applicants; the names and address of the owners; a statement that the applicants intend 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
22nd 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

197540860v1

January 14, 2025

Alderman Timothy Knudsen
43rd Ward
2523 North Halsted St.
Chicago, IL 60614
yourvoice@ward43.org

Committee on Zoning, Landmarks, and Building Standards, Chairman
121 North LaSalle Street, Room 304
Chicago, IL 60602

Re: Letter of Support for Base 3 Development Inc.
Zoning Map Amendment
2244 North Halsted

Dear Alderman Knudsen and Chairman,

As a resident of the 43rd Ward, I am writing to express my support for the proposed zoning map amendment for the property located at 2244 North Halsted.

The Applicant proposes to renovate an existing six-unit residential building and add two additional dwelling units, for a total of eight units, all within the existing building envelope. The zoning will convert to RM-6 for completion of the project, and then it is requested that the owner downzones the site back to the current RT-4 zoning once the project is completed. Ownership has agreed to downzone following completion of the project.

After reviewing the proposal, I believe the project is appropriate and consistent with the surrounding neighborhood in terms of height, density, scale, and overall design. The project will modernize an aging building, improve the streetscape, and add high-quality residential units along a well-served transit and commercial corridor. In my view, the proposal represents a thoughtful and responsible investment that aligns with the character and long-term interests of the area.

For these reasons, I support the requested zoning map amendment.

Sincerely,

Signed: _____

Name: ALAN DOOLEY

CLAS CLERKING
TRUSTED REAL ESTATE CLERKS



PROPERTY ADDRESS:
2604 N HALSTED STREET, CHICAGO, ILLINOIS 60614

BUYER FINANCING: NO BUYER

CERTIFIED TO:
CARPENTER LITTLE CHICAGO TITLE COMPANY LLC CHICAGO TITLE INSURANCE COMPANY

BUYER: GLENN D HORTEX

LENDER:

TITLE COMPANY: CHICAGO TITLE COMPANY LLC

COMMITMENT DATE: QUANTITY NO.: 25CS3HFS 1016

LEGAL DESCRIPTION:
LOT 43 IN BLOCK 4 IN SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

DATE SIGNED: 09/17/25 FIELD WORK DATE: 9/16/2025

REVISION DATES:
(NONE REQUIRED)

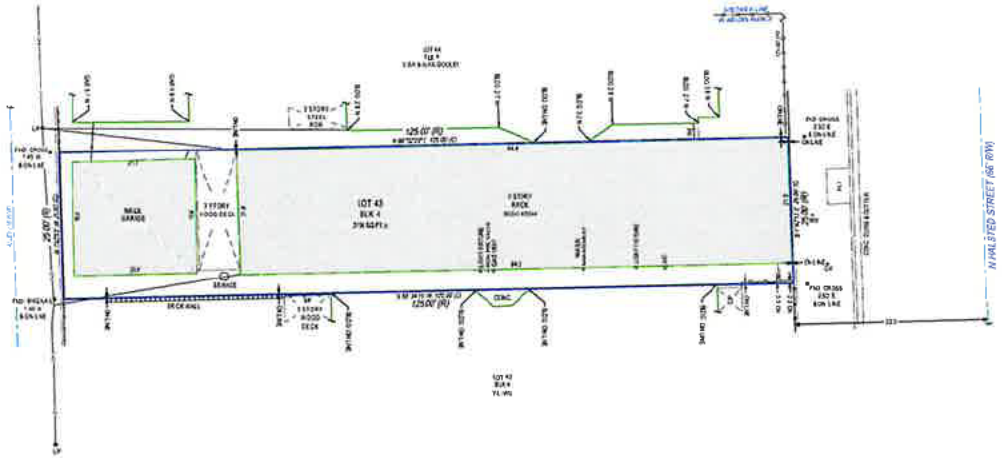
POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveying Services LLC
ILLINOIS DESIGN FIRM NO. 184.010792

SurveySTARS

G2508 1208
ALTA SURVEY
COOK COUNTY, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY



GENERAL SURVEY DESCRIPTIONS

1. The Legal Description is either platted lot or tract as provided by client. This survey does not determine ownership of the land or any item or object to which this survey is affixed. Compare all points before building, and any discrepancies must be reported to the undersigned at once. Dimensions are not to be assumed from scaling.
2. The purpose of this survey is to establish the boundary of the land described on the legal description provided and to depict the visible improvements as observed on the ground at the time of the survey. Underground footings, utilities or other services were not located, and are not shown, unless noted. This survey is not to be relied upon for the establishment of fence lines, boundary lines or ownership. The location of improvements may not be determined to exact scale. Dimensions should not be assumed from scaling. Use only figured dimensions. This survey is not to be used for the construction of any improvements. Only visible improvements are shown. Underground improvements may exist. This survey is not a guarantee or opinion as to title, ownership, boundary lines, or easements of record. For all information regarding easements, rights-of-way, and title of record, Carpenter Little Chicago Title Company LLC Chicago Title Insurance Company Commitment Number 25CS3HFS 1016 was relied upon.
3. Unless otherwise noted, this survey was prepared without the benefit of a current title commitment. Only those easements, rights-of-way, and setback lines shown on the recorded plat of subdivision are shown hereon. Other easements, rights-of-way, and setback lines may exist.
4. Unless otherwise noted, this survey was prepared without the benefit of a current zoning report. Only those zoning setback lines shown on the recorded plat of subdivision are shown hereon. Other zoning setback lines may exist.
5. Unless otherwise noted, this survey was prepared without the benefit of a current title commitment. Only those easements, rights-of-way, and setback lines shown on the recorded plat of subdivision are shown hereon. Other easements, rights-of-way, and setback lines may exist.
6. Unless otherwise noted, this survey was prepared without the benefit of a current zoning report. Only those zoning setback lines shown on the recorded plat of subdivision are shown hereon. Other zoning setback lines may exist.
7. Any title or boundary line evidence indicated on this survey is for informational purposes only. Reasonable effort is made to obtain and show evidence of boundary lines, but no guarantee is made that all evidence has been obtained and shown. Boundary lines may be subject to adverse possession, prescriptive easements, or other claims not apparent from the record or visible on the ground.
8. Unless otherwise noted, this survey was prepared without the benefit of a current title commitment. Only those easements, rights-of-way, and setback lines shown on the recorded plat of subdivision are shown hereon. Other easements, rights-of-way, and setback lines may exist.
9. Unless otherwise noted, this survey was prepared without the benefit of a current zoning report. Only those zoning setback lines shown on the recorded plat of subdivision are shown hereon. Other zoning setback lines may exist.
10. Unless otherwise noted, this survey was prepared without the benefit of a current title commitment. Only those easements, rights-of-way, and setback lines shown on the recorded plat of subdivision are shown hereon. Other easements, rights-of-way, and setback lines may exist.
11. Unless otherwise noted, this survey was prepared without the benefit of a current zoning report. Only those zoning setback lines shown on the recorded plat of subdivision are shown hereon. Other zoning setback lines may exist.
12. The information contained on this survey is to be used for the purpose for which it was prepared and is not to be used for any other purpose. The use of this survey for any purpose other than that for which it was prepared is at the user's own risk. The surveyor is not responsible for any damages that may result from the use of this survey for any purpose other than that for which it was prepared.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for any purpose other than that for which they were prepared.
14. Survey bearings are used for angular reference and are not to be taken as true or magnetic bearings, and when shown in relation to the bearing of a recorded line, the angular difference between the two bearings is stated. Where no recorded bearing is available, the bearing of a line is assumed to be the same as the bearing of a line which is parallel to it. Where no recorded bearing is available, the bearing of a line is assumed to be the same as the bearing of a line which is perpendicular to it. Where no recorded bearing is available, the bearing of a line is assumed to be the same as the bearing of a line which is at an angle to it. Where no recorded bearing is available, the bearing of a line is assumed to be the same as the bearing of a line which is at an angle to it.
15. THIS SURVEY IS A PARTIAL SURVEY IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS AND IS PREPARED AS SHOWN HEREON FOR THE BENEFIT OF THE PARTIES TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. THIS SURVEY IS NOT TO BE USED FOR THE CONSTRUCTION OF ANY IMPROVEMENTS. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF BOUNDARY LINES. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF EASEMENTS. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF RIGHTS-OF-WAY. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY OTHER TYPE OF LEGAL DESCRIPTION. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY OTHER TYPE OF LEGAL DESCRIPTION. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY OTHER TYPE OF LEGAL DESCRIPTION.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Centerline
Clearance and Reference
Easement
Edge of Water
Fence
Overhead Lines
Structure
Survey Tie Line
Wall Line
Water Piping Well
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Gravel
Wood

SYMBOLS
Benchmark
Centerline
Control Angle or Point
Common Ownership
Control Point
Curb Break
Detention
Fire Hydrant
Found Iron Monument
Guy Wire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS
CALC - Calculated
DED - Deed
DH - Hold
MEAS - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASB - Accessory Setback Line
B/W - Bay/Box Window
BC - Back Curb
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BSL - Building Restriction Line
BSMT - Basement
C - Curve
CA - Calculated
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CMU - Concrete Masonry Unit
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Communications Easement
CVES - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Hydrant
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOR - Edge of Roof
EOW - Easement
FD - Found
FDH - Found Drillhole
FDM - Found Concrete Marker
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FM - Found Mark
FNAD - Found Nail & Disc
FRAD - Found Rail & Disc
FRS&PK - Found Railroad Spike
GAR - Garage
GM - Gas Meter
GP - Guard Post
GUW - Guy Wire
HVAC - Heating, Ventilation & Air Conditioning
INL - Angle
INST - Instrument
INT - Intersection
IRRE - Irregular Easement
L - Length
LAE - Landlord Access Easement
LBY - Loading Bay Easement
LBE - Landlord Buffer Easement
LE - Landscape Easement
LME - Landscape Maintenance Easement
LPF - Landscape Overhang

MB - Map Book
ME - Maintenance Easement
MEE - Measured Easement
MF - Monument Found
MH - Manhole
MHWL - Mean High Water Line
MR - Main Relief
MT - Meter Box
NAVD88 - National Geodetic Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORR - Official Records Book
ORN - Official Record Volume
ORV - Overall
OFF - Office
OFF - On Under Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
OW - Inside Subject Property
P/1 - Pending Survey
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Plat or
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Relief
R/W - Right of Way
RES - Residential
RGE - Range
RPE - Roof Overhang Easement
SF - Square Feet
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SET - Set Iron
SIP - Steel Pipe
SIR - Steel Rod
SMH - Sewer Manhole
SOIC - Set Iron Rod & Cap
SSMH - Storm Water Management Structure
SWMH - Storm Water Manhole
TBM - Temporary Benchmark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VR - Valley Riser
WCR - Witness Corner
WM - Water Meter
WP - Wood Fence
WM - Water Meter Pit
WV - Water Valve

FLOOD ZONE INFORMATION:
BY GRAPHICALLY SCALED AND PLOTTED ONTO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 17031C0317J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE X (UNSHADED), WHICH IS DESIGNATED AS AREAS OF MINIMAL FLOOD HAZARD. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.