CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2011-13 West Grand Avenue

2. Ward Number that property is located in: 27

3. APPLICANT Wildwood Investments LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

EMAIL mkatsaros@wildwoodinvestmentsllc.com CONTACT PERSON Matt Katsaros

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 Chicago Title Land Trust Company d/b/a The Land Trust Company as Successor Trustee Under Trust Agreement Dated September 1, 1978, Trust Number 1165

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL victor@fjdevelopment.com CONTACT PERSON Carmella Stramaglio

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, Frederick E. Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@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: Matt Katsaros (Manager-Member)

7. On what date did the owner acquire legal title to the subject property? N/A

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

9. Present Zoning District: C3-2 District Proposed Zoning District: B2-3 District

10. Lot size in square feet (or dimensions): 4,720 SF

11. Current Use of the Property: The subject property is a vacant lot.

12. Reason for rezoning the property: To permit the development of the subject property with a new four-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 four-story mixed-use building. There will be a total of seven (7) dwelling units. There will be off-street parking for four (4) cars; the commercial space will contain around 1,500 SF. The height of the proposed building will be 45'-10".

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) The Applicant seeks to increase the number of off-street parking spaces required for a Transit Served Location from 50% (3 parking spaces) to 57.14% (4 parking spaces) for the building and and (17-13-1003-P, Q, and R) to not comply with the TSL design guidelines on the subject lot's West Ferdinand Street frontage.

☒ **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 to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential uses from the required 30 ft. to 6 ft. 2 in. and is seeking all relief, 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

MATT KATSAROS, 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
9 day of SEPTEMBER, 20 25.

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: _____

To whom it may concern:

I, Carmella Stramaglio, on behalf of the owner of the subject property located at 2011-13 W. Grand Avenue, Chicago, IL ("Subject Property"), authorize Wildwood Investments, LLC and its attorney, the Law Offices of Samuel V.P. Banks, to file a Zoning Amendment Application with the Committee on Zoning and the Department of Planning and Development, City of Chicago for the Subject Property.

Carmella Stramaglio, Beneficiary of Chicago Title Land Trust Company d/b/a The Land Trust Company as Successor Trustee under the provision of a trust agreement dated September 1, 1978 and known as Trust Number 1165

Date: 09/12/2025

Written Notice, Form of Affidavit: Section 17-13-0107
September 25, 2025

Acting Chairperson
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 **2011-13 West Grand 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 **September 25, 2025.**

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: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 10 day of SEPTEMBER, 2025.

_____
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 **PUBLIC NOTICE**

September 25, 2025

Dear Sir or Madam:

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 September 25, 2025, I, the undersigned, intend to file an application for a change in zoning from the C3-2 Commercial, Manufacturing and Employment District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, Wildwood Investments LLC, for the property located at **2011-13 West Grand Avenue, Chicago, IL 60612.**

The Applicant is proposing to develop the subject property with a new four-story mixed-use building. The proposed building will contain approximately 1,500 sq. ft. of commercial space at grade, one (1) accessible dwelling unit at grade, and six (6) dwelling units above. When complete, the new building will measure approximately 45 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 6 ft.-2 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant, Wildwood Investments LLC, maintains offices at [redacted]

I am the attorney for the Applicant, 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

Frederick E. Agustin
Attorney for the Applicant

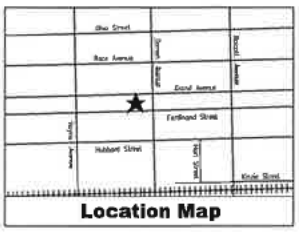
***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

ALTA/NSPS

LOTS 105 AND 106 IN COCHRANS SUBDIVISION OF THAT PART SOUTH OF OWEN (NOW WEST INDIANA) STREET OF BLOCK 21 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

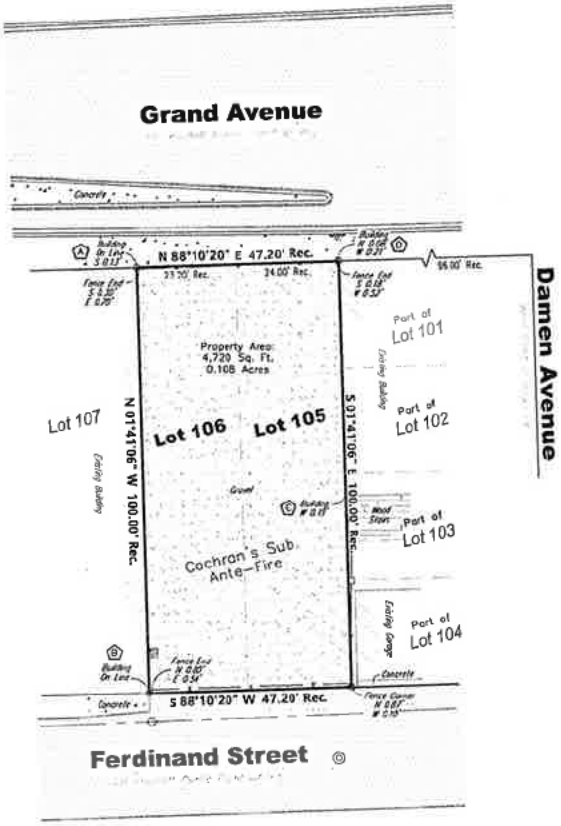
N

Scale: 1" = 20'



ZONING INFORMATION: C3-2 Commercial, Manufacturing and Employment District	
Minimum Lot Area per Dwelling Unit	1,000 Sq. Ft.
Minimum Lot Area per Efficiency Unit	700 Sq. Ft.
Minimum Lot Area per SRO Unit	700 Sq. Ft.
Maximum Floor Area Ratio	3.0
Front Yard Setback	None Required
Rear Yard Setback	For floors containing dwelling units, the minimum rear setback is 30 feet. This does not apply to existing buildings where there is a change of use or interior alterations and where there are no additions to the existing structure which are proposed within the rear setback.
Side Yard Setback	None Required
Maximum Building Height	50 Feet
Minimum Parking	1 space per dwelling with 50% reduction in Connected Communities Ordinance (CCO)
Zoning information provided by client	

Significant Observations
(A) - Building is on west property line
(B) - Building is on west property line & south property line
(C) - Building extends west 0.10' over east property line
(D) - Building extends west 0.23' over east property line



SCHEDULE B EXCEPTIONS

NO ITEMS ARE SURVEY MATTERS

LEGEND	
O	Monument to be Set
	Sign
	Sanitary Manhole
	Camera Post
	Utility Pole
	Overhead Wires
	Wood Fence
	Chain Link Fence

Surveyor Notes:

1. Field Work Completed on 6-30-2025
2. Prepared for Victor Stamaglio
3. Site Address: 2011-2013 W. Grand Avenue, Chicago, IL 60612
4. Pin No.: 17-07-124-018, 17-07-124-019
5. The easements shown hereon are provided from the current title
6. This plat was prepared with the aid of the current title commitment issued by Chicago Title Company, LLC No. 25CS0270056LP, dated June 26, 2025
7. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once
8. AutoCad Files will not be released under this contract
9. The utilities as shown on this drawing were developed from visible observations only
10. No boundary corners were set at time of field work. Boundary corners will be set at a later date
11. Bearings are assumed
12. The property hereon appears to be in zone "X", an area of minimal flood hazard, Taken from map 17031C0418J eff. 8/19/2008.
13. Property Area: 4,720 Sq. Ft. (0.108 Acres)
14. Lot was vacant at the time of fieldwork. No building dimensions will be provided for Table A Item 7
15. All substantial features observed in the process of conducting the fieldwork are shown hereon
16. Parking Spaces
    0 Regular Spaces
    0 Handicapped Space
    0 Total Spaces
17. The distance to the nearest intersecting street, Damen Avenue, is 99.00 feet, and is shown on survey map as the intersecting street
18. There was no evidence of recent earth moving work, building construction, or building additions observed at the time of fieldwork.
19. Subject property has direct pedestrian access, to and from Grand Avenue, being a public right of way and vehicular and pedestrian access to Ferdinand Street, being a public right of way
20. There are no gaps or gores between the public right of ways of Grand Avenue and Ferdinand Street and the adjacent border lines of the property
21. There was no evidence of any cemetery, burial grounds or individual gravesites.
22. There was no observable evidence of substantial refuse

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: CHICAGO TITLE COMPANY LLC
TO: WILDWOOD INVESTMENTS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
TO: CHICAGO TITLE LAND TRUST COMPANY D/B/A THE LAND TRUST COMPANY AS SUCCESSOR TRUSTEE TO UNITED OF AMERICABANK, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED SEPTEMBER 1, 1978 AND KNOWN AS TRUST NUMBER 1185 ;

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 INCLUDE ITEMS 1, 2, 3, 4, 6(a)-(b), 7(a-c), 8, 9, 14, AND 16 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 30, 2025.

GIVEN UNDER MY HAND AND SEAL, THIS 16TH DAY OF JULY, A.D. 2025, AT LAKE ZURICH, ILLINOIS.

GLORIA JEAN KOTER
035-003323
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 3323
STATE OF ILLINOIS

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON DECEMBEER 1, 2020. AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W. SUITE 300S, WASHINGTON, D.C. 20036-5828 (202)296-3671

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 30, 2020. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE Q, FREDERICK, MD 21704

Drafted By: ER	Field Work: KS/LR	Date
Revision		Date

Land Surveying Services, Inc.
1152 Northbar Drive, Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003433

Field Work Completed: 6-30-2025	Scale: 1" = 20'	Date: 7-16-2025
Site Address: 2011-2013 W. Grand Avenue Chicago, Illinois		

Job Number	Sheet Name
LS250854	ALTA/ NSPS
Sheet Number: ALTA	