

#22125
INTRO DATE
MARCH 15, 2023

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1617 N Honore Street

2. Ward Number that property is located in: 32

3. APPLICANT Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust

ADDRESS 1617 N. Honore CITY Chicago

STATE IL ZIP CODE 60622 PHONE

EMAIL CONTACT PERSON Peter DeSalvo

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

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, Schain Banks

ADDRESS 70 W. Madison Street, Suite 2300

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 345-5700 FAX (312) 345-5701 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 on the Economic Disclosure Statements.

~~Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust~~

7. On what date did the owner acquire legal title to the subject property? November 30, 2021

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

No

9. Present Zoning District RS-3 Proposed Zoning District RM-4.5

10. Lot size in square feet (or dimensions) 2,904 square feet

11. Current Use of the property existing three story single family residence (detached house)

12. Reason for rezoning the property To meet the bulk and density requirements of the RM-4.5 requirements.
Existing building to remain as a single family use.

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)

Existing building to remain as a single family use. The purpose of the rezoning is
To meet the bulk and density requirements of the RM-4.5 requirements. Specifically the floor are requirements.
no commercial space-provided. The height of building is existing at 30'2". The two garage parking spaces
will remain.

14. 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

Peter DeSalvo, 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.

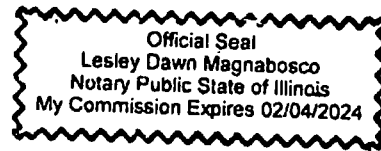


Signature of Applicant

Subscribed and Sworn to before me this 31st day of February, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

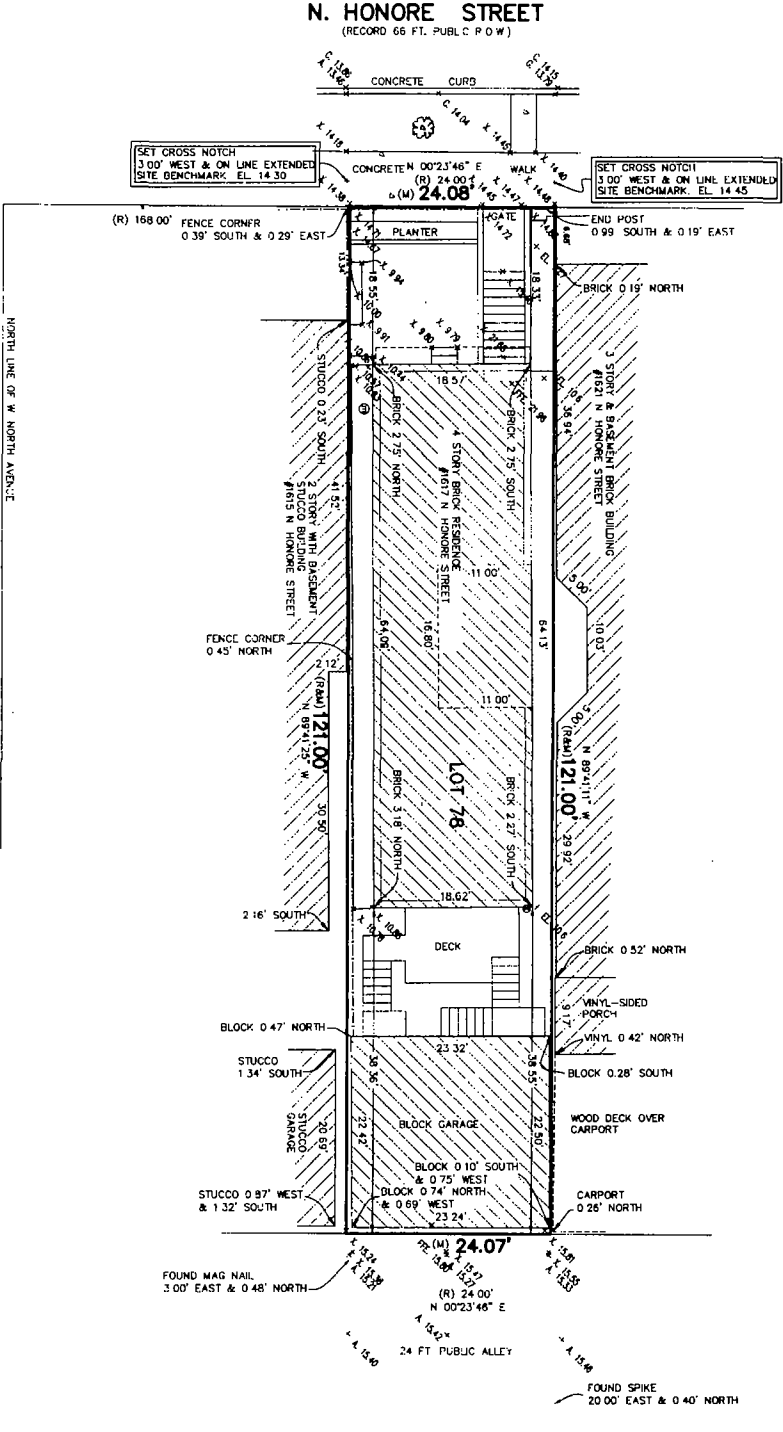
GREMLEY & BIEDERMANN

A Division of
PLCS Corporation

PROFESSIONAL LAND SURVEYORS
License No. 146-063312
4503 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (773) 688-5102 EMAIL INFO@PLCS-SURVEY.COM

Plat of Survey

LOT 78 IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCK 34 IN SHEPHERD DIS. ADDITION TO CHICAGO SECTION 11, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
AREA OF PROPERTY = 2.913 SQ. FT. OR 0.066 ACRES MORE OR LESS



LEGEND

- Electric Meter
- Gas Meter
- Tree - Deciduous
- Cut Cross
- Cut Notch

GRAPHIC SCALE

(IN FEET)
1" = 10'

ELEVATION DETAIL - NOT TO SCALE	
TOP OF PARAPET WALL	EL. 50.6 C.C.D.
BOTTOM OF TRUSS	EL. 44.19 C.C.D.
CEILING	EL. 44.14 C.C.D.
FINISHED FLOOR	EL. 34.15 C.C.D.
FINISHED FLOOR	EL. 21.96 C.C.D.
CURB	EL. 14.04 C.C.D.

REVISED NOVEMBER 2, 2022 PER EMAIL DATED NOVEMBER 1, 2022
ADDITIONAL BUILDING TIES ADDED NOVEMBER 1, 2022
PER EMAIL DATED OCTOBER 31, 2022
REVISED BUILDING HEIGHT OCTOBER 31, 2022
PER EMAIL DATED OCTOBER 31, 2022

GREMLEY & BIEDERMANN
Professional Land Surveyors
4503 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 688-5102 Email: info@plcs-survey.com

PROJECT NO. 2022-30573-001
DATE: OCTOBER 3, 2022
SCALE: 1" = 10'
PAGE NO. 1 OF 1

SURVEY NOTES:
Notes (ITALIC) denoted known and measured distances respectively.
Distances are measured to the face of exterior walls. Corners of points BEFORE building by name and to one side of any obstructions. 85% CIRCULAR STRIPES.
For electronic building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, 85% policy and local building law regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted, bearings by bearing table. Elevation Datum and Computed Design Level is ASSUMED TO BE MEAN SEA LEVEL.

PRIMARY BENCHMARK #1289
ELEVATION 18.810
LOCATION NORTHWEST CORNER OF NORTH WOLCOTT AVENUE & MARIETTA STREET CORNER FROM PLATE DOCUMENT AT FOOT OF ROUND IRON PILLAR AT SOUTHEAST CORNER OF 3 STORY & BASEMENT BRICK BUILDING
SECONDARY BENCHMARK #1291
ELEVATION 15.159
LOCATION NORTH AVENUE & HERMITAGE AVENUE ON THE SOUTH LINE OF NORTH AVENUE 10 FEET EAST OF N MARK CUT ON STONE DOOR STEP AT WEST SIDE OF DOUBLE DOOR ON NORTH SIDE
2 STORY BRICK BUILDING

STATE OF ILLINOIS
COUNTY OF COOK

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 CONNECTED TO A TEMPERATURE OF 62° FAHRENHEIT.
FIELD MEASUREMENTS COMPLETED ON OCTOBER 10, 2022
SIGNED ON NOVEMBER 2, 2022

BY:
ROBERT G. BIEDERMANN
PROFESSIONAL LAND SURVEYOR NO. 2892
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SCHAIN||BANKS

70 W. Madison Street
Suite 2300
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

February 23, 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Dear Committee Members:

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 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.

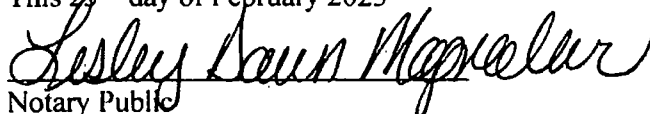
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 15, 2023.

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.

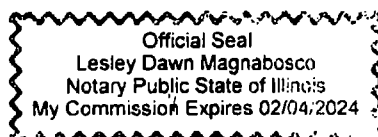


Tyler Manic
Attorney for Applicant

Subscribed and sworn to before me
This 23rd day of February 2023



Notary Public



SCHAIN||BANKS

SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 2300
Chicago, IL 60602
Main (312) 345-5700
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www.schainbanks.com

March 15, 2023

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 March 15 2023, the undersigned, will file an application on behalf of the applicants Peter Christopher DeDalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust for a change in zoning for the property located at 1617 N Honore Street from RS3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District.

The owners of the subject property and the applicants of the Zoning Amendment are Peter Christopher DeDalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust located at 1617 N Honore Street, Chicago, Illinois 60622.

The owner seeks a re-zoning to bring the detached house into a conforming zoning district in terms of floor area ratio. No changes are being proposed to the existing single family residence. The property is currently improved with a non-conforming single-family residence due to the basement level being more than 50% above-grade. The existing two garage parking spaces will remain. The height of the building will remain at 30'2". No commercial space will be provided.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 2300, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

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