#22952
INTRO DATE
DEC 10, 2025

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 Street CITY Chicago

STATE IL ZIP CODE 60622 PHONE [redacted]

EMAIL [redacted] 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 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 St., 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: N/A

7. On what date did the owner acquire legal title to the subject property? 11/30/21

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

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

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

11. Current Use of the Property: Single-family residence

12. Reason for rezoning the property: To bring the subject property back to its original zoning district.

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 existing single-family residential use will remain unchanged. The property provides two parking spaces and the existing building has a height of 40 ft. No commercial space is or will be provided.

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:** N/A

☐ **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

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 20th day of November, 2025.

NICHOLAS G ZAMFOTI
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 10, 2027

Notary Public

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

December 10, 2025

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 December 10, 2025, the undersigned, will file an application on behalf of the Applicant, 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 a RM-4.5 Residential Multi-Unit District to a RS-3 Residential Single-Unit (Detached House) District.

The Applicant seeks to rezone the subject property back to its previous zoning district. On or about, July 19, 2023, the subject property was rezoned to RM-4.5 Residential Multi-Unit in order to find compatible floor area ratio to perform repairs to the existing building. The Applicant agreed to rezone the subject property back to its RS-3 Residential Single-Unit (Detached House) District zoning classification after work was completed. The work is now complete and the Applicant seeks to downzone back to RS-3.

The Applicant of the Zoning Amendment and the owner of the subject property is Peter Christopher DeDalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust and whose contact information is as follows: Address: 1617 N. Honore Street, Chicago, Illinois 60622 and phone number: [redacted].

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)

November 26, 2025

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 December 10, 2025.

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
26 day of November, 2025

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

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

LOT 78 IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCK 35 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

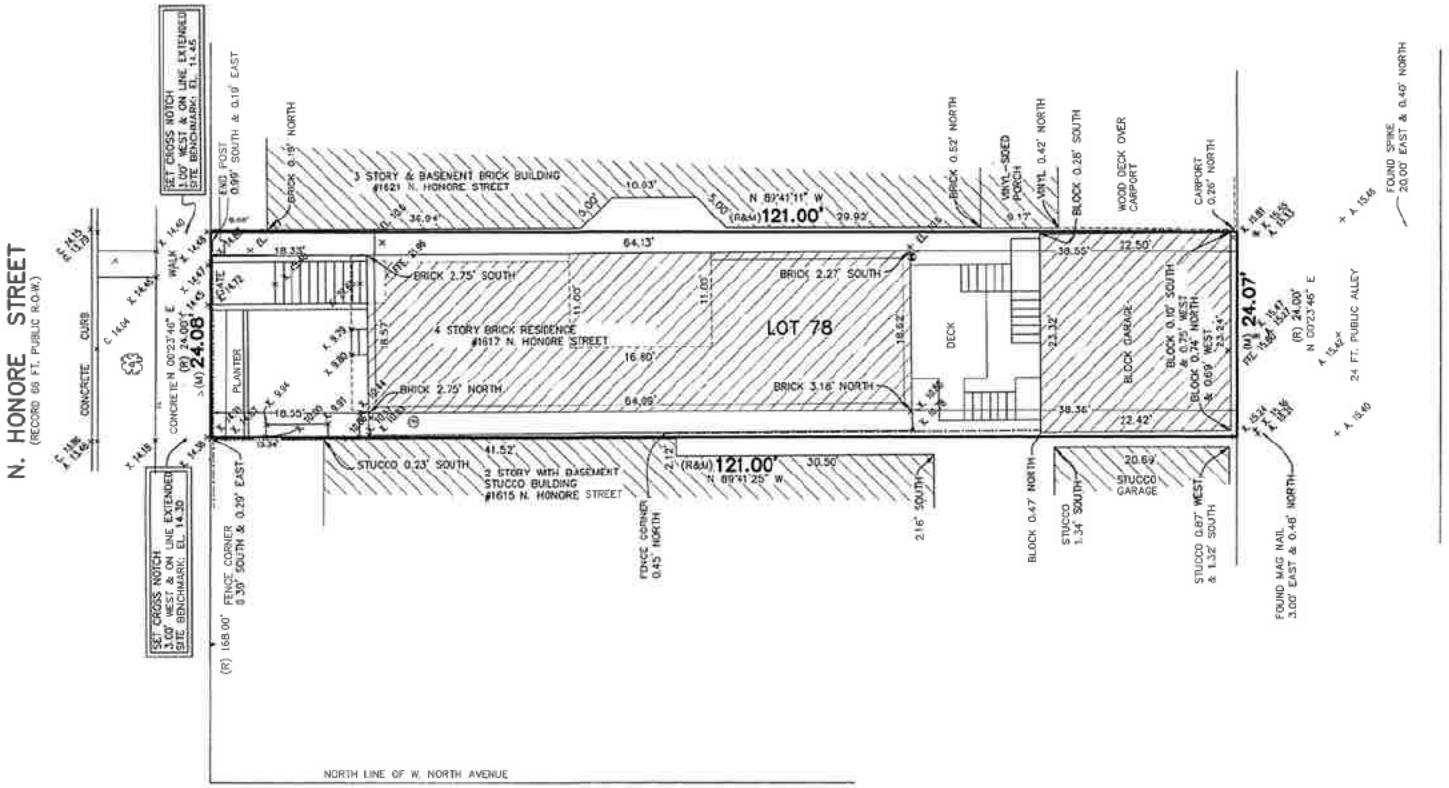
AREA OF PROPERTY = 2,913 SQ. FT. OR 0.066 ACRES MORE OR LESS

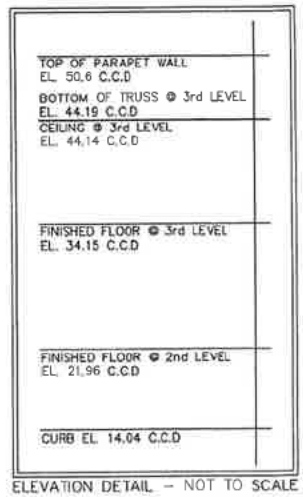
LEGEND

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

GRAPHIC SCALE

10 0 5 10
(IN FEET)
1" = 10'





ELEVATION DETAIL – NOT TO SCALE

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

ORDERED BY: PETER DESALVO		CHECKED:	DRAWN: BB
ADDRESS: 1617 N. HONORE STREET			
GREMLEY & BIEDERMANN, A Division of PLCS, Corporation, License No. 184-005332, Professional Land Surveyors, 4505 North Elston Avenue, Chicago, IL 60630, Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com			
ORDER NO. 2022-30573-001	DATE: OCTOBER 5, 2022	SCALE: 1 inch = 10 FEET	PAGE NO. 1 OF 1

G:\CAD\2022\2022-30573\2022-30573-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&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 plat refer to your abstract, deed, contract, title policy and local 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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PRIMARY BENCHMARK #1289
ELEVATION: 16.610

LOCATION: NORTHWEST CORNER OF NORTH WOLCOTT AVENUE & NORTH AVENUE, MARK CUT ON CORNER IRON PLATE DOORSTEP 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 PACES EAST OF N. HERMITAGE AVENUE PRODUCED SOUTH
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)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 MEASUREMENTS COMPLETED ON OCTOBER 10 2022.

SIGNED ON NOVEMBER 2, 2022.

BY: Robert G. Biedermann

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.