#23103
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1501 E. 69th Street

2. Ward Number that property is located in: 5

3. APPLICANT Intentrify Urban Development LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL gwilliams@mot-dd.com CONTACT PERSON Gerald Williams

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 Emmanuel Byarm

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5776 FAX _____ EMAIL ebyarm@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: Gerald Williams, Nichel Williams, Mark Burfod, and Andre Howard

7. On what date did the owner acquire legal title to the subject property? 05/11/26

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 6,978.16 SQ.FT.

11. Current Use of the Property: Vacant land

12. Reason for rezoning the property: To construct a four-story multifamily residential building with 8 dwelling units and 5 parking spaces.

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 seeks to construct a four-story residential building with eight (8) dwelling units and five (5) parking spaces. The proposed building height will be 41 feet. No commercial space 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

Gerald Williams, 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
3 day of June, 2026.

Notary Public

OFFICIAL SEAL
JENNIFER L DAMICO
Notary Public, State of Illinois
Commission No. 994034
My Commission Expires
July 23, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

June 03, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Emmanuel Byarm, 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 June 17, 2026.

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
2 day of June, 2026

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

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

June 17, 2026

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 June 17, 2026, the undersigned, will file an application on behalf of the Applicant, Intentrify Urban Development LLC, for a change in zoning for the property located at 1501 E. 69th Street, Chicago, IL from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Residential Multi-Unit District.

The Applicant seeks to rezone the subject property to construct a four-story multifamily residential building with eight (8) dwelling units and five (5) parking spaces. The proposed building's height will be 41 feet. No commercial space will be provided.

The Applicant of the Zoning Amendment and the owner of the subject property Intentrify Urban Development LLC, and whose contact information is as follows: Address: [redacted] 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 312-345-5776.

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,

Emmanuel Byarm
Attorney for Applicant

DESMON YANCY
ALDERMAN, 5TH WARD
2230 EAST 71ST
CHICAGO, ILLINOIS 60649
PHONE: 773-324-5555
FAX: 773-324-1585
E-MAIL:WARD05@CITYOFCHICAGO.ORG

CITY OF CHICAGO
CITY COUNCIL

CITY HALL ROOM 216
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

COMMITTEE MEMBERSHIPS

BUDGET & GOVERNMENT OPERATIONS
PEDESTRIAN AND TRAFFIC SAFETY
HEALTH AND HUMAN RELATIONS
WORKFORCE DEVELOPMENT
EDUCATION & CHILD DEVELOPMENT
PUBLIC SAFETY
TRANSPORTATION & PUBLIC WAY

January 8, 2026

Commissioner Ciere Boatright
Department of Planning and Development
121 N. LaSalle Street, Room 1000
Chicago, IL 60601

Re: Intentrify Urban Development LLC at 1501 E. 69th Place and 1469 E. 69th Place

Dear Commissioner Boatright,

I am writing in support of Intentrify Urban Development's proposal to purchase City-owned property located at **1501 East 69th Place**, Chicago, Illinois, for the development of an **8-unit** multifamily residential building through the City of Chicago's ChiBlockBuilder initiative.

Additionally, I am also in support of the Intentrify Urban Development's proposal to purchase City-owned property located at **1469 East 69th Place**, Chicago, Illinois, for the development of a **16-unit** multifamily residential through the City of Chicago's ChiBlockBuilder initiative.

Both projects will expand neighborhood housing options and advance stabilization efforts in South Shore. I also support the requested **zoning change** for both properties from RT-4 to RM-5, which is compatible with surrounding land uses.

If you have any questions or require additional information, please feel free to contact me.

Thank you for your consideration.

Regards,

Desmon C. Yancy
Alderman, 5th Ward

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

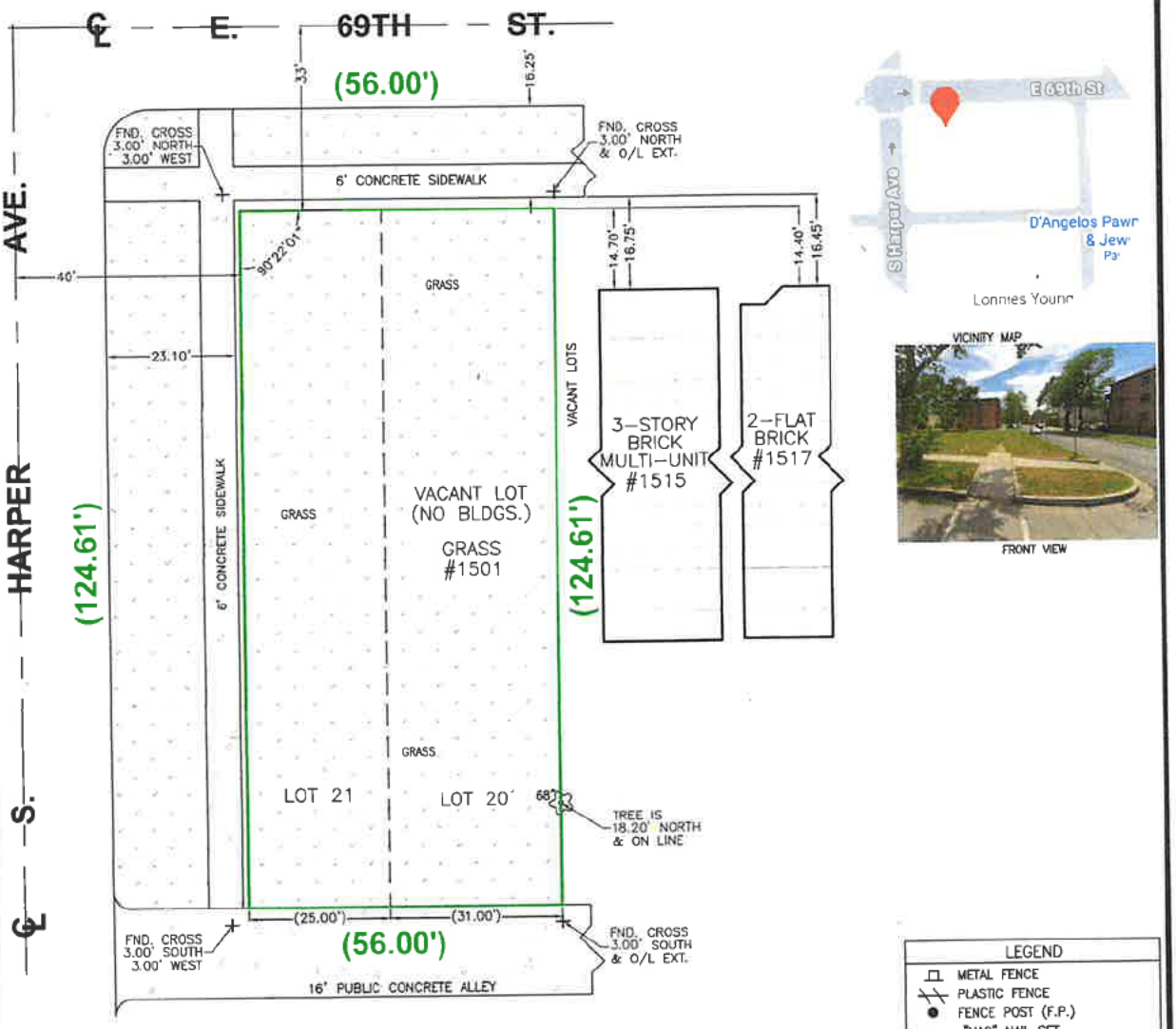
Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOTS 20 AND 21 IN BLOCK 1 SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 1501 E 69TH ST, CHICAGO, IL 60637)

AREA= 6,978.16 SQ. FT. (MORE OR LESS)
PERIMETER= 361.22 FT. (MORE OR LESS)
ACREAGE= 0.16019651 (MORE OR LESS)

SCALE: 1"=20'



VICINITY MAP

FRONT VIEW

LEGEND	
	METAL FENCE
	PLASTIC FENCE
●	FENCE POST (F.P.)
○	"MAG" NAIL SET
○	SET IRON PIPE
•	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
P.L.	PROPERTY LINE
(100.45)	RECORDED DATA
140.45	MEASURED DIMENSION
N	NOTCH
W.M.F.	WOOD & METAL FENCE (W.M.F.)
W.F.	WOOD FENCE (W.F.)
C.L.F.	CHAIN LINK FENCE (C.L.F.)
W.I.F.	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003083.

P.O. Box 43559
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

GERALD WILLIAMS

P.I.N.#	20-23-416-001-0000
CHECKED BY: L.R.P.	FIELD DATE: 12-01-2026
BOOK NO.: C.P.	SURVEYOR: D.S.
PROJECT NO.: 2605-0143	SCALE: 1"=20'

J.R., © 2026 L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF MAY 20 26.

LICENSE EXPIRATION DATE: 11/30/26