Alderman James Cappleman’s 46th Ward Zoning and Development Application

ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN’S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, “FUTURE”. ANY INFO NOT RELEVANT CAN BE MARKED, “N/A” OR BLANK.

Completed forms can be mailed, emailed or faxed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640
Email: info@james46.org Fax: 773-784-5033 (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:
1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. For large developments, meet with Ward Zoning & Development committee to present proposal
4. Present proposal at open public meeting
5. If necessary, attend meetings with neighborhood groups to address specific concerns
6. Meet with the Zoning and Development committee for final review
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals
9. If a proposal is rejected, the developer may re-present the project with significant changes and at the discretion of the Alderman

The 46th Ward Zoning and Development Committee meets the last Monday of each month
For more information about the 46th Ward Zoning and Development process, please refer to the Developer and Committee Procedure Guidelines

CHICAGO’S 46TH WARD ALDERMAN
JAMES CAPPLEMAN

Questions? Please call the 46th Ward Service office at 773-878-4646 or email tressa@james46.org
[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: 4537 N. Clark St
Date Submitted: 4/26/2017
Owner’s Name: The Longford Group LLC
Owner’s Address: 1802 W. Berteau, #201, Chicago, Il 60613
Owner’s Phone Number: 773 968 8255
Owner’s Fax Number:
Developer’s Name: The Longford Group LLC
Developer’s Address: 1802 W. Berteau, #201, Chicago, Il 60613
Developer’s Phone Number: 773 968 8255
Developer’s Fax:
Developer’s Website: Longfordconstruction.com
Architect’s Name: J Stoneberg & Associates
Contact: Jack Stoneberg
Architect’s Address: 3320 N. Ravenswood Ave.,
Architect’s Phone Number: 773 281 1878
Architect’s Fax Number:
Architect of Record’s Name: Stoneberg and Gross Architects
Architect of Record’s Address: 3320 N Ravenswood, Chicago, il 60657
Architect of Record’s Phone Number: 773 281 1878
Architect of Record’s Fax Number: ____________________________
Architect of Record’s Website: stoneberggrossarchitects.com
General Contractor’s Name: Longford Construction Inc
Contact: Padraic Connolly
General Contractor’s Address: 1802 W. Berteau, Ste 201, Chicago, Il 60613
General Contractor’s Phone Number: 773 968 8255
General Contractor’s Fax Number: ____________________________
General Contractor’s License Number: TGC024360

Project Information
Type of Construction: Rehab ☐ New Construction ☐ Both ☐ None/Existing ☐
Project Location/Address: 4537 - 4545 N. Clark St. Chicago
Brief description of project: New Construction 5 story, 24 unit condo building over commercial with 1:1 parking

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property: Kevin Lee
The land is under contract pending a change in zoning.

If the applicant is not the owner, please describe agreement with owner?

If owned by land trust, name of beneficiary:

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?

No

Current Zoning Designation: **C1-2**

Do you plan to maintain the current zoning designation? Yes □ No □ X

If, so please complete SECTION B.

Building Use(s): Single Family □ Apartment □ Condominium □ X Townhouse □ Commercial □ Mixed Use □ Office □ Institutional □ Other

Lot dimensions: 125 feet x 120 feet

Site Square Footage: 15,000 Sq. Ft.

Building Footprint: 125 x 90 with garage

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level: 67'-8"

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc): 69'-6"

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: 1st Flr = 11'-6", 2nd-5th = 9'-8", mezz = 8'-0"
Type of construction material to be used on all sides of the exterior:
Facade is brick, limestone and zinc panels. Back and sides is utility brick

[SECTION B] – COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:

1. CURB CUTS
2. A LOADING ZONE
3. ZONING CHANGE
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

Requests
Do you plan to maintain the current zoning designation? Yes ☐ No ☑
If No, what would the proposed change be? Please list intended zoning designation and a brief description:
B3-3 TOD

Will there be a request for curb cuts? Yes ☐ No ☑ Number: _______ Size _______
Location: _____________________________________________________________
Will there be a request for a loading zone? Yes ☐ No ☒ Size: ___________________

Location: ______________________________________________________________

Will there be any encroachment of the public right of way?: Yes ☐ No ☒ If so, please describe:
____________________________________________________________________________________________________________

Would any signage require a permit application/Aldermanic ordinance? Yes ☐ No ☒ If yes, what is the total square footage of sign area? Please include pictures (digital preferred) or renderings. ____________________________________________________________

Are you seeking any financial assistance from the City of Chicago? Yes ☐ No ☒ If yes, please select all that apply:

  - TIF Assistance Requested amount: Yes ☐ No ☒
  - Land write down or negotiated sale: Yes ☐ No ☒
  - Tax Class L: Yes ☐ No ☒
  - County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes ☐ No ☒

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION
[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION

Please list all current and recent development projects:

2440 W. Montrose, 4115 N. Lincon, 835 W. Newport, 456 N. Carpenter, 2657 N. Orchard, 2047 N. Bissell, 717 W. Melrose

___________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________

Has the developer’s property(ies) been subject to legal action?  Yes □ No ☒

If so, please explain the circumstances of the legal action:

____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________

Has a traffic study been completed:  Yes □ No ☒

If yes, please attach document.

How many on-site parking spaces will be provided? 24

How will they be accessed?

____________________________________________________________________________________________________________

Will the project include bike parking and storage? Yes ☒ No □

How will they be accessed?

____________________________________________________________________________________________________________

Where will the garbage dumpsters/cans for the property be located?:

In a dedicated area/room for dumpsters inside the building
Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

No

Will this project create any jobs?  Yes x No □

If yes, please describe:

The commercial space will be attractive to many different kinds of business

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION
[SECTION D] – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA. BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.

6. TIF FUNDING IS REQUESTED
7. PROJECT IS A PLANNED DEVELOPMENT
8. PROJECT COST IS GREATER THAN $10 MILLION
9. PROJECT INCLUDES AFFORDABLE HOUSING UNITS

Has financing been secured for this project? Yes  No X
If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation.
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
Is the project within a TIF? If so, which? __________________________________________________________
If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
Is the proposed project a planned development? Yes  No  X
If the project is a planned development, briefly describe and attach appropriate documentation:
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
Have you met with the Department of Housing and Economic Development regarding the project? Yes  No  X
Who is the DHED contact?: ______________________________________
Contact’s Phone Number: _________________________________________
Is the cost of this project above $10 Million? Yes   No
If yes, what is the total estimated cost of this project? _________________
Does the project proposal include affordable housing units? Yes   No
If yes, please describe the affordable housing component and attach any appropriate additional description and documentation.
_________________________________________________________________