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

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

General Information

Project Name: 3901 N Broadway
Date Submitted: 6/23/2014
Owner’s Name: Sedgwick Investments, LLC or related entity
Owner’s Address: 1525 W Homer, Chicago, IL
Owner’s Phone Number: 773.278.4237
Owner’s Fax Number: 773.278.4247
Developer’s Name: Sedgwick Properties Development Corporation
Developer’s Address: 1525 W Homer, Chicago, IL
Developer’s Phone Number: 773.278.4237
Developer’s Fax: 773.278.4247
Developer’s Website: sedgwickproperties.com
Architect’s Name: 2MA, LLC
Contact: Mark McKinney
Architect’s Address: 1525 W Homer, Chicago, IL
Architect’s Phone Number: 773.278.4237
Architect’s Fax Number: 773.278.4247
Architect of Record’s Name: Same as Architect
Architect of Record’s Address: Same as Architect
Architect of Record’s Phone Number: Same as Architect
Architect of Record’s Fax Number: Same as Architect
Architect of Record’s Website: N/A
General Contractor’s Name: TBD
Contact:
General Contractor’s Address:
General Contractor’s Phone Number:
General Contractor’s Fax Number:
General Contractor’s License Number:

Project Information
Type of Construction: Rehab ☐ New Construction ☑ Both ☐ None/Existing ☐
Project Location/Address: 3901 N Broadway

Brief description of project:
New Construction Multi Family Development with 120 Units, 60 parking spaces and ground floor retail

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: FOG BS, LLC
If the applicant is not the owner, please describe agreement with owner?:

Land Purchase Agreement

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: B3-2

Do you plan to maintain the current zoning designation? Yes ☐ No ☒

If, so please complete SECTION B.

Building Use(s): Single Family ☐ Apartment ☒ Condominium ☐ Townhouse ☐ Commercial ☒ Mixed Use ☐ Office

☐ Institutional  ☐ Other

Lot dimensions: Irregular, approx. 100' x 200'

Site Square Footage: 20,326 sq. ft.

Building Footprint: Approx. 20,000 sq. ft.

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:

196'-0"

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

196'-0" (not including mechanical overrun for elevator)

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: Retail and Parking 20-25' Residential Floors 10'
[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:

Planned Development with B3-5 Underlying zoning.

Will there be a request for curb cuts? Yes ☒ No □ Number: 2 Size TBD

Location: One each at Broadway and Sheridan per site plan
Will there be a request for a loading zone? Yes ☒ No ☐ Size: Per Code

Location: Along Broadway per site plan

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

Would any signage require a permit application/Aldermanic ordinance? Yes ☐ No TBD 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:

Current: 1611 N Hermitage, 5501 S Kedzie

Recent: 1935 S Wabash, 1464 S Michigan, 828 W Grace

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

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

1935 S Wabash, 1464 S Michigan: Foreclosure action during recession, resolved with lender

828 W Grace, Dispute with homeowners association re: condo documentation.

Has a traffic study been completed: Yes ☐ No ✗

If yes, please attach document.

How many on-site parking spaces will be provided? 60

How will they be accessed?

From Broadway and Sheridan per site plan

Will the project include bike parking and storage? Yes ✗ No ☐

How will they be accessed?

TBD

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

TBD
Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

Exploring Green Roof and Car Sharing

Will this project create any jobs? Yes X No □

If yes, please describe:

Construction jobs and permanent retail employment

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 ×
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.
   No TIF assistance

__________________________________________________________

Is the proposed project a planned development? Yes × No
If the project is a planned development, briefly describe and attach appropriate documentation:
   Documentation previously provided

__________________________________________________________

Have you met with the Department of Housing and Economic Development regarding the project? Yes × No □
Who is the DHED contact?: Heather Gleason

Contact’s Phone Number: 312.744.0063

Is the cost of this project above $10 Million? Yes X No

If yes, what is the total estimated cost of this project? $35 Million

Does the project proposal include affordable housing units? Yes X No

If yes, please describe the affordable housing component and and attach any appropriate additional description and documentation. 

Affordable Units, or payment into the Affordable Housing Fund, per City requirements