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: 931-933 W Belle Plaine
Date Submitted: ________________________________
Owner’s Name: 933 Belle Plaine LLC
Owner’s Address: 53 W. Jackson, Suite 1757, Chicago, Illinois 60604
Owner’s Phone Number: 312-922-2000
Owner’s Fax Number: 312-922-2220
Developer’s Name: 933 Belle Plaine LLC
Developer’s Address: 53 W. Jackson, Suite 1757, Chicago, Illinois 60604
Developer’s Phone Number: 312-922-2000
Developer’s Fax: 312-922-2220
Developer’s Website: N/A
Architect’s Name: Space Architects + Planners
Contact: Jean Dufresne
Architect’s Address: 2149 N Talman Avenue, Chicago, IL 60647
Architect’s Phone Number: 312-829-6666 x 101
Architect’s Fax Number: N/A
Architect of Record’s Name: N/A
Architect of Record’s Address: N/A
Architect of Record’s Phone Number: N/A
Architect of Record’s Fax Number: N/A
Architect of Record’s Website: N/A
General Contractor’s Name: TBD
Contact: TBD
General Contractor’s Address: TBD
General Contractor’s Phone Number: TBD
General Contractor’s Fax Number: TBD
General Contractor’s License Number: TBD

Project Information
Type of Construction: Rehab ☐ New Construction ☑ Both ☐ None/Existing ☐
Project Location/Address: 931-933 W Belle Plaine Ave, Chicago, IL 60613
Brief description of project:
20 unit, 4-story new multifamily development

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:
Janis M Boehm

If the applicant is not the owner, please describe agreement with owner?:
The applicant is under-contract purchase the property from the owner.

If owned by land trust, name of beneficiary: N/A

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which? Not to our knowledge.

Current Zoning Designation: RT-4

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; approximately 81 x 131

Site Square Footage: 12,221

Building Footprint: 6,420

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level: 43'-6"

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

Highest point would be the elevator overrun +/-50'-0"

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: 10'-0" at all levels.
Type of construction material to be used on all sides of the exterior:

[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:
Zoning amendment from RT-4 to RM-5 to permit the construction of a 20 unit building with 21 parking spaces.

Will there be a request for curb cuts? Yes □ No ☑ Number: _______ Size _______

Location: Maintaining existing curb cut. No alley access.
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
Please list all current and recent development projects:

Affiliated entity, 5519 N. Broadway, full gut rehab of mixed use building.

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? 21

How will they be accessed?
   Through a driveway coming off the street.

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

How will they be accessed?
   One per unit within garage space. Accessed through the garage.

Where will the garbage dumpsters/cans for the property be located?:
   There will be a dumpster room in the garage to be removed through the overhead door for disposal at street.
Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe: TBD

Will this project create any jobs? Yes ☑ No ☐

If yes, please describe:
The property will have a management staff including a Property Manager and Maintenance Technician. Also, the project will create construction jobs.

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.

________________________________________________________________________________________________________________________________________

Is the proposed project a planned development? Yes No
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 □
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 and attach any appropriate additional description and documentation.
________________________________________________________________