

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

[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION

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 drive way 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 attach any appropriate additional description and documentation.
