

Wilson + Sheridan Site (975 W Wilson)
Site Plan
Basic Floor Plan
Elevations
Renderings
To Follow Soon!!

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: tressa@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 tressa@james46.org

[SECTION A] - PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: Shelden + Wilson
Date Submitted: June 4 2015
Owner's Name: Cedar St + Merk Coe Partnership
Owner's Address: See Flats below 9 Parkway N #325 Deerfield, IL 60015
Owner's Phone Number: 312 506-3200 // 847-597-1700
Owner's Fax Number: 312 216 0716 // 847-597-1701
Developer's Name: Flats | Cedar St.
Developer's Address: 1025 W Sunnyside Ave, Chicago, IL 60640
Developer's Phone Number: 312-506-3200
Developer's Fax: 312 216 0718
Developer's Website: flatschicago.com / cedarst.com
Architect's Name: SPACE Architects + Planners
Contact: Jay Keller
Architect's Address: 2149 Telman Ave, Chicago, IL 60647
Architect's Phone Number: 312-829-6666 x 100
Architect's Fax Number: ? email is jay@spacearchitects.com
Architect of Record's Name: SPACE - same

Architect of Record's Address: SPACE - Same
Architect of Record's Phone Number: " "
Architect of Record's Fax Number: " "
Architect of Record's Website: " "
General Contractor's Name: Method Construction
Contact: Mark Heffron
General Contractor's Address: 1025 W Sunnyside Ave Chicago, IL 60640
General Contractor's Phone Number: 312-506-3200
General Contractor's Fax Number: 312-216-0718
General Contractor's License Number: TG6023622

Project Information

Type of Construction: Rehab New Construction Both None/Existing

Project Location/Address: 975 W Wilson
Brief description of project: Mixed use new construction w/ ground floor retail and 0 stories (7 stories total) of apartments above.
Approximately 138 units total.

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: Cedar St + Mark Coe Partnership, LP

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?
NONE

Current Zoning Designation: BB-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: 175.5 x 141.0

Site Square Footage: 24,745 SF

Building Footprint: 24,745 SF

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:
8'0"

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):
79'10"

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement:

Ground Floor ~ 13' Clear
Levels 2-7 ~ 9' Clear

Type of construction material to be used on all sides of the exterior:

Glass, metal, Corrugated Siding

[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 ~ ~~beneficial~~ but potential N/A
2. A LOADING ZONE ~ potential
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:

B3-5

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:

See Flats Portfolio

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? 48-50

How will they be accessed?

Via Alley directly east of property

Will the project include bike parking and storage? Yes No

How will they be accessed? In Garage

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

Trash Room in Garage

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

Green Roof - Upper and/or Lower Sections

Will this project create any jobs? Yes No

If yes, please describe:
Construction + Retail

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:

Site Plan, Unit Mix Floor Plans, Elevations + Renderings to follow - SOON!

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? \$18M

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.

Potentially 10% in the building