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.

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: Shenken + Wilson
Date Submitted: June 4 2015
Owner's Name: Cedar St + Mark Cole Partnership
Owner's Address: 500 W. Jackson Blvd., 9th Floor, Chicago, IL 60606
Owner's Phone Number: 312-576-3200 / 847-597-1700
Owner's Fax Number: 312-216-0716 / 847-597-1701
Developer's Name: Flats | Cedar St.
Developer's Address: 1025 W. Sunnyvale Ave., Chicago, IL 60640
Developer's Phone Number: 312-526-3200
Developer's Fax:
Developer's Website: flatschicago.com / CedarSt.com
Architect's Name: SPACE Architects + Planners
Contact: Jay Keller
Architect's Address: 2141 Telman Ave., Chicago, IL 60647
Architect's Phone Number: 312-529-6666 x 100
Architect's Fax Number: 312-529-6666 x 100
Architect of Record's Name: SPACE + more
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. Clybourn 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: TGC023622

Project Information

Type of Construction: Rehab [ ] New Construction [ ] Both [X] None/Existing [ ]
Project Location/Address: 975 W. Wilson
Brief description of project: Mixed use new construction w/ ground floor retail and 6 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: Cedon St + Mark Cole Partnership

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: R3-2

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 [ ] 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: 7' 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:
Type of construction material to be used on all sides of the exterior:

**Glass, metal, corrugated siding**

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**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  
   - [ ] Potential [ ] N/A
2. A LOADING ZONE  
   - [ ] Potential
3. ZONING CHANGE
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

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**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:

[ ]

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 Allen 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