

**[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION**

**General Information**

Project Name: 4608 North Malden Avenue

Date Submitted: 6/30/17

Owner's Name: Malden Development LLC

Owner's Address: P.O. Box 577939, Chicago, IL 60657

Owner's Phone Number: \_\_\_\_\_

Owner's Fax: N/A

Developer's Name: Entity to be established.

Developer's Address: Same

Developer's Phone Number: \_\_\_\_\_

Developer's Fax: N/A

Developer's Website: N/A

Architect's Name: Z. Feng Associates

Contact: Zisong Feng

Architect's Address: 651 W. Washington Blvd.

Architect's Phone Number: (312) 399-2089

Architect's Fax Number: N/A

Architect of Record Name: Same

Architect of Record's Address: Same

Architect of Record's Phone Number: Same

Architect of Record's Fax Number: N/A

Architect of Record's Website: N/A

General Contractor's Name: Matrix Design & Construction

Contact: Steve Sgouras

General Contractor's Address: P.O. Box 577939, Chicago, IL 60657

General Contractor's Phone Number: \_\_\_\_\_

General Contractor's Fax Number: \_\_\_\_\_

General Contractor's License Number: TGC 066404

**Project Information**

Type of Construction: Rehab  New Construction  Both  None/Existing

Project Location/Address: 4608-4618 N. Malden Ave.

Brief description of project:

Applicant proposes to develop two 25-unit residential buildings with 25 parking spaces and 11 townhomes with 22 parking spaces.

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:

Malden Development, LLC

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

N/A

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?

No

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: 154' x 250'

Site Square Footage: 38,500

Building Footprint: Multi-unit building 50' x 100'; Townhomes 42' x 220'

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

Multi-unit – 47'; Townhomes – 31' 2"

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

Multi-unit – 53' 6" (top of parapet); Townhomes – 33' 8"

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: Multi-unit – 10' 6"; Townhomes – First floor – 10' 6"; Second floor – 14'; Third floor – 9' 2"

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

Brick, glass and masonry

---

**[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:

Rezone to RM 4.5 and then to Residential Planned Development

---

Will there be a request for curb cuts? Yes  No  Number: 1 Size 22 feet

Location: Approximately 4614 North Malden Avenue

---

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. N/A

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., Class6- 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:

4627 North Beacon Avenue (current)

4303 North Kenmore Avenue (recent)

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? At least 47

How will they be assessed?

Multi-unit access is via North Malden Avenue; Townhomes access garages via alley.

Will the project include bike parking and storage? Yes  No

How will they be assessed?

Bike storage will be available in the parking garage.

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

Multi-unit buildings' dumpsters are enclosed off the alley; townhomes' garbage cans are internal to garages.

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

The multi-unit buildings will both have green roofs. Sustainable design strategies are still being considered.

---

Will this project create any jobs? Yes  No

If yes, please describe:

---

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.

N/A

---

Is the project within a TIF? If so, which? N/A

---

If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.

N/A

---

Is the proposed project a planned development? Yes  No

If the project is a planned development, briefly describe and attach appropriate documentation:

A planned development is mandatory due to the number of dwelling units. A planned development is needed to accommodate multiple buildings on a zoning lot and to provide flexibility in terms of yard and open space requirements.

---

Have you met with the Department of Housing and Economic Development regarding the project? Yes  No



Who is the DHED contact?: Emily Thrun

Contact's Phone Number: (312) 744-5651

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

If yes, what is the total estimated cost of this project? \$9 Million

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.

Six affordable units are required. Developer is still reviewing its ARO compliance strategies.