

**Alderman James Cappleman's 46<sup>th</sup> 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 46<sup>th</sup> Ward office: 4544 N. Broadway Ave., Chicago IL, 60640  
Email: [info@james46.org](mailto: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 [tressa@james46.org](mailto:tressa@james46.org)

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

**General Information**

Project Name: 4600 N MAGNOLIA

Date Submitted: 10/25/17

Owner's Name: DAVID GASSMAN

Owner's Address: 3210 N HALSTED STREET #2N, CHICAGO, IL 60657

Owner's Phone Number: 773-665-0103

Owner's Fax Number: 773-327-1140

Developer's Name: DLG MANAGEMENT

Developer's Address: 3210 N HALSTED STREET #2N, CHICAGO, IL 60657

Developer's Phone Number: 773-665-0103

Developer's Fax: 773-327-1140

Developer's Website: WWW.DLGMANAGEMENT.COM

Architect's Name: JONATHAN SPLITT ARCHITECTS

Contact: RYAN SUTTON

Architect's Address: 4001 N RAVENSWOOD AVE, STE #601, CHICAGO, IL 60613

Architect's Phone Number: 773-883-1017

Architect's Fax Number: 773-883-3081

Architect of Record's Name: JONATHAN SPLITT ARCHITECTS

Architect of Record's Address: 4001 N RAVENSWOOD AVE, STE #601, CHICAGO, IL 60613

Architect of Record's Phone Number: 773-883-1017

Architect of Record's Fax Number: 773-883-3081

Architect of Record's Website: WWW.JSARCH-LTD.COM

General Contractor's Name: DLG CONSTRUCTION

Contact: DAVID GASSMAN

General Contractor's Address: 3210 N HALSTED STREET. #2N. CHICAGO. IL 60657

General Contractor's Phone Number: 773-665-0103

General Contractor's Fax Number: 773-327-1140

General Contractor's License Number: TGC079519

### Project Information

Type of Construction: Rehab  New Construction  Both  None/Existing

Project Location/Address: 4600 N MAGNOLIA AVE. CHICAGO, IL 60640

Brief description of project:

NEW 5 STORY + GARDEN LEVEL BASEMENT, 28 UNIT APARTMENT BUILDING.

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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

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Name of current owner of property:

MARK MICHAEL

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

CONTRACT TO PURCHASE PER ZONING CONTINGENCY

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: B3-3

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: 54.7' x 152.55' (IRREGULAR - SEE SITE PLAN AND PLAT OF SURVEY)

Site Square Footage: 8.027 SQ. FT.

Building Footprint: 5.116 SQ. FT.

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

57'-10"

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

68'-0" (ELEVATOR/STAIR OVERRUN)

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: GARDEN BASEMENT = 10'-6", 1ST-5TH FLOORS = 9'-10"

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

BRICK AND STONE MASONRY FINISHES ON FULL PERIMETER

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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
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:

B2-3 WITH T.O.D., REMOVING COMMERCIAL REQUIREMENT AND TOD ASSIGNMENT DUE TO PROXIMITY TO PUBLIC TRANSPORTATION, REMOVING REQUIRED PARKING.

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Will there be a request for curb cuts? Yes  No  Number: \_\_\_\_\_ Size \_\_\_\_\_

Location: N/A

Will there be a request for a loading zone? Yes  No  Size: N/A

Location: N/A

Will there be any encroachment of the public right of way?: Yes  No  If so, please describe:

N/A

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  N/A

Land write down or negotiated sale: Yes  No  N/A

Tax Class L: Yes  No  N/A

County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes  No  N/A

**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:

4520 N BEACON. 3833 N BROADWAY

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Has the developer’s property(ies) been subject to legal action? Yes  No

If so, please explain the circumstances of the legal action:

N/A

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Has a traffic study been completed: Yes  No

If yes, please attach document.

How many on-site parking spaces will be provided? 0 SPACES. TOD

How will they be accessed?

N/A

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Will the project include bike parking and storage? Yes  No

How will they be accessed?

MAIN BUILDING ENTRANCE

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

WITHIN A MASONRY TRASH ENCLOSURE AT THE ALLEY.

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

PERMEABLE PAVERS, GREEN ROOF, HIGH EFFICIENCY APPLIANCES AND MECHANICAL, WATER SAVING FIXTURES,  
GOOD THERMAL EXTERIOR ENVELOPE.

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Will this project create any jobs? Yes  No

If yes, please describe:

DLG CONSTRUCTION IS A LOCAL COMPANY, WILL ENHANCE LOCAL CONSTRUCTION AND MANAGEMENT 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.

PRIVATE FINANCIANG IS SECURED.

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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

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Is the proposed project a planned development? Yes No

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

N/A

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

Who is the DHED contact?: N/A

Contact's Phone Number: N/A

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

If yes, what is the total estimated cost of this project? N/A

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.

3 UNITS ARO DESIGNATED UNITS