

1050 W Wilson

- Site Plan
- Basic Floor Plans } To Follow Soon!
- Elevations
- Renderings

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: 1050 W WILSON
Date Submitted: JUNE 4 2015
Owner's Name: Holsted Commons LLC (4 Flats)
Owner's Address: 1025 W Sunnyside Ave, Chicago, IL 60640
Owner's Phone Number: 312 506 - 3200
Owner's Fax Number: 312 216 0718
Developer's Name: Flats/Cedar St.
Developer's Address: Same as owner
Developer's Phone Number: Same as owner
Developer's Fax: " "
Developer's Website: flatschicago.com / cedarst.com
Architect's Name: SPACE Architects + Planners
Contact: Jay Keller
Architect's Address: 2149 Talman Ave, Chicago, IL 60617
Architect's Phone Number: 312-829-6666 x100
Architect's Fax Number: ? email is Jay@spacearchplan.com
Architect of Record's Name: SPACE - Same

Architect of Record's Address: Same as above
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 60660
General Contractor's Phone Number: 312-506-3200
General Contractor's Fax Number: 312-216-0718
General Contractor's License Number: T62023622

Project Information

Type of Construction: Rehab New Construction Both None/Existing
Project Location/Address: 1050 W Wilson

Brief description of project: Activate large existing structure w/ coffee house, bike repair + restaurant + connect ground floor to new seven story apartment structure on adjoining eastern parking lot. Approx 102

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE UNITS TOTAL REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property: Helsted Commons LLC

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?

Yes - Orange

Current Zoning Designation: B3-2

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: ~175x100

Site Square Footage: 17,200

Building Footprint: 16,000 +/-

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

79'10"

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:

Existing bldg basement 9' clear, ground floor - varies
2-7 ~ approximately 9' clear

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

Crss + metal on new structure

[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
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:

BB-5

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

Maybe increase the rear winthrop for rear parking entrance

Location: Winthrop - One is existing - might need to increase in width

Will there be a request for a loading zone? Yes No Size: _____

Location: Rear

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. Coming!

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? 20-24

How will they be accessed?

through existing curb cut on driveway to indoor parking

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
Green Courtyard

Will this project create any jobs? Yes No

If yes, please describe:
Construction + Retail

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

SECTION DJ – 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!

Not

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 Neer

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.

Potentially 10% in the building