

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: 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 abby@james46.org

[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: 3901 N Broadway

Date Submitted: 6/23/2014

Owner's Name: Sedgwick Investments, LLC or related entity

Owner's Address: 1525 W Homer, Chicago, IL

Owner's Phone Number: 773.278.4237

Owner's Fax Number: 773.278.4247

Developer's Name: Sedgwick Properties Development Corporation

Developer's Address: 1525 W Homer, Chicago, IL

Developer's Phone Number: 773. 278.4237

Developer's Fax: 773.278.4247

Developer's Website: sedgwickproperties.com

Architect's Name: 2MA, LLC

Contact: Mark McKinney

Architect's Address: 1525 W Homer, Chicago, IL

Architect's Phone Number: 773.278.4237

Architect's Fax Number: 773.278.4247

Architect of Record's Name: Same as Architect

Architect of Record's Address: Same as Architect

Architect of Record's Phone Number: Same as Architect

Architect of Record's Fax Number: Same as Architect

Architect of Record's Website: N/A

General Contractor's Name: TBD

Contact: _____

General Contractor's Address: _____

General Contractor's Phone Number: _____

General Contractor's Fax Number: _____

General Contractor's License Number: _____

Project Information

Type of Construction: Rehab New Construction Both None/Existing

Project Location/Address: 3901 N Broadway

Brief description of project:

New Construction Multi Family Development with 120 Units, 60 parking spaces and ground floor retail

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: FOG BS, LLC

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

Land Purchase Agreement

If owned by land trust, name of beneficiary: _____

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?

No

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: Irregular, approx. 100' x 200'

Site Square Footage: 20,326 sq. ft.

Building Footprint: Approx. 20,000 sq. ft.

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

196'-0"

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

196'-0" (not including mechanical overrun for elevator)

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

basement: Retail and Parking 20-25' Residential Floors 10'

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

TBD

[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:

Requesting Aldermanic Approval as required for Plan Development

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:

Planned Development with B3-5 Underlying zoning.

Will there be a request for curb cuts? Yes No Number: 2 Size TBD

Location: One each at Broadway and Sheridan per site plan

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

Location: Along Broadway per site plan

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

Would any signage require a permit application/Aldermanic ordinance? Yes No TBD 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:

Current: 1611 N Hermitage, 5501 S Kedzie

Recent: 1935 S Wabash, 1464 S Michigan, 828 W Grace

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

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

1935 S Wabash, 1464 S Michigan: Foreclosure action during recession, resolved with lender

828 W Grace, Dispute with homeowners association re: condo documentation.

Has a traffic study been completed: Yes No

If yes, please attach document.

How many on-site parking spaces will be provided? 60

How will they be accessed?

From Broadway and Sheridan per site plan

Will the project include bike parking and storage? Yes No

How will they be accessed?

TBD

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

TBD

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

Exploring Green Roof and Car Sharing

Will this project create any jobs? Yes^X No

If yes, please describe:

Construction jobs and permanent retail employment

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.

No TIF assistance

Is the proposed project a planned development? Yes No

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

Documentation previously provided

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

Who is the DHED contact?: Heather Gleason

Contact's Phone Number: 312.744.0063

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

If yes, what is the total estimated cost of this project? \$35 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.

Affordable Units, or payment into the Affordable Housing Fund, per City requirements