

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

CHICAGO'S 46TH WARD ALDERMAN  
**JAMES CAPPLEMAN** \* \* \* \*

Questions? Please call the 46th Ward Service office at 773-878-4646 or email [abby@james46.org](mailto:abby@james46.org)

**SECTION AJ - PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION**

**General Information**

Project Name: 4027 Broadway  
Date Submitted: May 20, 2014  
Owner's Name: \_\_\_\_\_  
Owner's Address: 640 N LaSalle #276 Chicago IL 60654  
Owner's Phone Number: 773 980 5705  
Owner's Fax Number: \_\_\_\_\_  
Developer's Name: ~~Contemporary Concepts Inc~~ Contemporary Concepts Inc  
Developer's Address: " \_\_\_\_\_"  
Developer's Phone Number: " \_\_\_\_\_"  
Developer's Fax: \_\_\_\_\_  
Developer's Website: ~~www.contemporaryconceptsinc.com~~ www.contemporaryconceptsinc.com  
Architect's Name: Studio Dwell  
Contact: Mark Peters  
Architect's Address: 135 N California  
Architect's Phone Number: 773 489 9200  
Architect's Fax Number: \_\_\_\_\_  
Architect of Record's Name: " \_\_\_\_\_"  
Architect of Record's Address: " \_\_\_\_\_"

Architect of Record's Phone Number: \_\_\_\_\_  
Architect of Record's Fax Number: \_\_\_\_\_  
Architect of Record's Website: www.studiodwell.com  
General Contractor's Name: www.cc1builder.com  
Contact: Mike Breheny  
General Contractor's Address: 640 N. LaSalle #275  
General Contractor's Phone Number: 773 960 5705  
General Contractor's Fax Number: \_\_\_\_\_  
General Contractor's License Number: GC1042

**Project Information**

Type of Construction: Rehab  New Construction  Both  None/Existing   
Project Location/Address: 4027 N Broadway  
Brief description of project:  
Build New 20 unit 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:

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

Under Contract

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: 50 x 150

Site Square Footage: 1500

Building Footprint: 3500

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

58

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

62

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: 9

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

Brick/Glass

**SECTION BJ** – 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:

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:

3301 N Shuffald  
707 N Wells  
500 N MLK

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? 19

How will they be accessed?

Street

Will the project include bike parking and storage? Yes  No

How will they be accessed?

Street

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

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:

TBD

Will this project create any jobs? Yes  No

If yes, please describe:

Construction & Management

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.

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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.

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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:

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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?: \_\_\_\_\_

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? \_\_\_\_\_

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.

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